

Final Planning and Zoning Commission Recommendation on the Public Review Draft of the new Zoning Code

Based on the following Public Hearings and Meetings:
October 13, 2010; October 20, 2010; October 27, 2010; November 3, 2010; and November 10, 2010

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Chapter 10-10: Title, Purpose and Jurisdiction

Division 10-10.20: Legislative Intent and Purpose

10-10.20.020 Purpose of Zoning Code

- Page 10.20-2

2. Sustainability

- Living and managing activities in a manner that balances social, economic and environmental considerations to meet Flagstaff's current needs and those of future generations.
- Ensuring that new development conserves energy, land, and natural resources such as forests, water, or air quality.

This is consistent with the Sustainability Program's definition of natural resources.

Division 10-10.30: Authority

10-10.30.090 Rules of Transition

- Page 10.30-6

C. Applications Filed Prior to Effective Date

Applications for amendments to the Zoning Map filed prior to the effective date of this Zoning Code shall be governed by the provisions of the 1991 Land Development Code unless the applicant elects to comply with this Zoning Code. ~~The 27-acre property located on the north side of J. W. Powell Boulevard and bounded on three sides by the Juniper Point development may also be governed by the provisions of the 1991 Land Development Code~~

~~if it is designed, platted and intended to be developed as an extension of the Juniper Point development, and a Zoning Map amendment for the property has been approved by the City Council within one year of the effective date of this Zoning Code.~~

This sentence should be deleted because it implies that the City has to approve an RFP and a Zoning Map amendment within a year, and this may be contrary to the Council's desires.

Chapter 10-20: Administration, Procedures and Enforcement

General editorial comment:

- Ensure consistency in the use of the phrase "... maximum extent feasible ..." throughout the Code, rather than "... maximum extent possible ...".

Division 10-20.30: Common Procedures

10-20-30.020 Application Process

- Page 20.30-2

B. Application Content

- ~~2. No application for a Conditional Use Permit, Variance, Annexation, or amendment to the Zoning Map or the General Plan land use designations will be deemed complete without submission of a Waiver of Claims for Diminution in Value (City Code Title 1 (Administration), Chapter 1-17 (City Finances)) in compliance with the A.R.S. § 12-1131 through 12-1138 executed by all the owners of the property. The owner(s) shall verify property ownership by submitting a title report.~~

- ~~3.~~ Prior to and as a condition of final approval of a change to any land use regulation or standard, the Director may require the owner to execute a ~~new~~ Waiver of Claims for Diminution in Value (City Code Title 1 (Administration), Chapter 1-17 (City Finances)) in compliance with the A.R.S. § 12-1131 through 12-1138.

This revision is necessary based on a comment from a citizen and the recommendation of the City Attorney's Office.

[Individual 1]

10-20.30.020 Application Process

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D. Concurrent Applications

2. If a General Plan or Zoning Map amendment is required, a Variance, Conditional Use Permit, or other development approval may not be granted prior to the General Plan or Zoning Map amendment approval (Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map)). However, such development applications may be discussed at the same meeting with a related General Plan or Zoning Map amendment ~~and may be approved by the City Council subsequent to the approval of the General Plan or Zoning Map amendment.~~

The last portion of this sentence is unnecessary.

- Page 20.30-3

D.4. If a Minor General Plan amendment and a Zoning Map amendment (Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map)) are required for the same property(ies), the Planning and Zoning Commission may hear both requests at the same public hearing. Likewise, the City Council ~~y may be considered both requests~~ together at ~~its the same public hearings of the Planning Commission and City Council.~~
- Page 20.30-3

3. In the event that a Major General Plan amendment and a Zoning Map amendment are required for the same property(ies), they shall be considered separately, with the Major General Plan amendment being processed and ~~heard~~ approved before the Zoning Map amendment (Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map)).

10-20.30.050 Concept Plan Review

- Page 20.30-5

2. **Application Review**

Upon receipt of an application, the Director shall refer the Concept Plan application to any applicable departments or agencies, which shall review the application for compliance with City standards and regulations. The Director shall provide conditions and comments to the applicant, in compliance with the Review Schedule on file with the Community Development Division. More complex developments (such as those over 20,000 square feet in gross floor area or over 50 dwelling units) may be scheduled for a five or seven week review period.

10-20.30.060 Neighborhood Meeting

- Page 20.30-7

D.6 Install a minimum of one sign that is at least two feet ~~-by- four feet~~ ~~not sign~~ on the property in a location or locations clearly visible from a public right-of-way to adjacent residents setting forth the purpose, time, date, and place of the neighborhood meeting, with an attached information tube containing copies of the meeting notice. This sign shall be installed a minimum of 10 days prior to the neighborhood meeting.

This amendment provides additional clarity to this paragraph by for example, more clearly defining how many signs need to be posted and when they need to be posted.

10-20.30.070 Additional Requirements for Citizen Outreach

- Page 20.30-9

B. **Additional Requirements**

The following additional requirements and procedures apply to those Zoning Map and General Plan amendments specified in Subsection A:

1. Step One – Neighborhood Meeting

The following additional requirements and procedures apply to those Zoning Map and General Plan amendments specified in Subsection A:

- a. The applicant shall ~~H~~host a neighborhood meeting as described in Section 10-20.30.060 (Neighborhood Meeting).

- b. The following additional requirements shall apply to the applicant's neighborhood meeting. Prior to the neighborhood meeting and in compliance with the Review Schedule on file with the Community Development Division, the applicant shall:
 - (1) Provide the Director with information regarding the neighborhood meeting for posting on the City website;
 - (2) Post information regarding the neighborhood meeting on the applicant or applicant's agent's web site, if such web site exists; and
- c. As an option, the applicant may also place advertisements for the neighborhood meeting on local radio or TV stations.

~~2. Step Two – City Public Meeting~~

- ~~a. Following review of the proposed development by the Director and prior to a public hearing of the Planning Commission, City Staff shall conduct a public meeting.~~
- ~~b. The purpose of this meeting is to inform interested citizens of the development, address public concerns and issues, and gather additional public input.~~
- ~~c. The applicant must attend the City public meeting to listen to public opinion and to answer questions, but may not make a presentation.~~
- ~~d. The City public meeting shall be held in compliance with the Review Schedule on file with the Community Development Division.~~
- ~~e. City Staff shall keep a record of the public meeting that includes the sign in sheet for the meeting and a summary of all public comment received. This record of the meeting will be provided to the Planning Commission and City Council and will be posted on the City's web site.~~

2. Step Two – Additional Planning Commission Public Hearing

- a. The Director shall schedule no less than two public hearings with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on the new development proposals described in Subsection A.
- b. The public hearings shall be noticed in compliance with Section 10-20.30.080 (Notice of Public Hearings).

- c. The additional Planning Commission public hearing shall be held at the next regularly scheduled meeting of the Planning Commission.

This amendment removes the somewhat troubling City Public Meeting on the advice of the City Attorney's office. Instead, an additional Planning Commission public hearing is suggested to provide interested members of the public to learn more about the development proposal and to offer their comments on it to the Commission and staff. Staff has discussed this amendment with Ms. Karen Goodwin from Friends of Flagstaff's Future who originated the original proposal, and she is supportive of the amendment described above.

[Individual 1]

Division 10-20.40: Permits and Approvals

10-20.40.020 Avigation Easements

- Page 20.40-2

A. Purpose

~~The purpose of an Avigation Easement is to preserve the public investment in the Pulliam Airport facility and operations including, but not limited to, air transportation and emergency air services, by protecting the Airport from continued encroachment from development in areas surrounding the Airport.~~

The purpose of the Avigation Area Zone and Avigation Easement Policy is to preserve the public investment in the Pulliam Airport facility and operations including, but not limited to, air transportation and emergency air services by protecting the Airport from continued encroachment from development in areas surrounding the Airport.

•—B. Avigation Area Zone

The Avigation Area Zone shall include all real property located within the approximately one square mile radius from all sides of the Airport property inclusive of all land located in Tier 21 North, Range 7 East, Sections 31, 32, 33, 34 and Tier 20 North, Range 7 East, Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16 17, and 18 (see maps depicting the Avigation Area Zone attached hereto as Exhibit "I"). The scope of the Avigation Area Zone is reasonable in light of the predictable wind conditions existing in the Flagstaff area and in light of the configuration of the conical surface approved by the Federal Aviation Administration for the Airport.

The owner(s) of property located within the ~~Airport Overlay~~Avigation Area Zone shall dedicate an Avigation Easement to the City prior to the finalization of one or more of the following events:

1. Annexation into the City;
2. Approval of a General Plan Amendment, Zoning Map amendment, subdivision plat or replat, lot split, Conditional Use Permit, or Variance;
3. Issuance of a building permit for a residential dwelling unit wherein the proposed construction activity is equal to or in excess of one of the following conditions:
 - a. 50 percent of the existing square footage of the dwelling unit; or

- b. 50 percent of the appraised value of the dwelling unit as set forth in the records of the Coconino County Assessor's Office.

C. Avigation Easement Requirements

The Avigation Easement shall include air space from 350 feet above the surface level of the properties to an infinite height above the properties. The Avigation Easement shall be in a form as approved by the City Attorney's Office.

~~B.D.~~ Appeals

Any person, firm, or corporation aggrieved by a decision of the Review Authority in interpreting, applying or enforcing this Division, may file an appeal in compliance with the appeal provisions established in Section 10-20.80 (Procedures for Appeals)

Section contained incorrect information concerning avigation easements. Inserted correct language from LDC, and added language for Appeals.

- Page 20.40-7

10-20.40.050 Conditional Use Permits

E. Findings

3. That the characteristics of the proposed conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:
 - a. Access, traffic, and pedestrian, bicycle and vehicular circulation;
 - b. Adequacy of site and open space provisions, including ~~site capacity and~~ resource protection standards, where applicable;
 - c. Noise, light, visual, and other pollutants;
 - d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
 - e. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
 - f. Impact on public utilities;
 - g. Signage and outdoor lighting;
 - h. Dedication and development of streets adjoining the property; and
 - i. Impacts on historical, prehistoric, or natural resources.

This amendment ensures that the Planning and Zoning Commission can require additional landscape materials to ensure adequate screening or buffering for a conditional use to mitigate any possible impacts from that use.

10-20.40.060 Development Agreements

- Page 20.40-11

B.1. Provisions Required

A Development Agreement must include the following provisions:

- b. Provisions for the protection of environmental resources, [if applicable](#);

C.1. Staff Responsibilities

- a. The Director in consultation with the City Attorney shall direct the negotiations with the applicant regarding terms of the Development Agreement. ~~Attorneys representing applicants shall negotiate solely with the City Attorney or designee.~~

These revisions are necessary based on a comment from a citizen and the recommendation of the City Attorney's Office.

[Individual 1]

10-20.40.090 Minor Modifications to Development Standards

- Page 20.40-16

Table 10-20.40.090.A Types of Minor Modifications Allowed

Lines 19, 20 and 21 of this Table are recommended to be moved to Page 30.20-6 so that they are included within the Affordable Housing division of the new Code.

Insert a new row as follows:

19.	Minimum ground floor finished floor level in all T3 and T4 transect zones (18") for lots that slope away from the street (i.e. downhill)	Shall be measured from grade adjacent to the front elevation.
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This amendment provides for the case when a lot may slope downhill from the sidewalk elevation, in which case the measurement for ground floor finish floor level needed to be amended.

[Individual 1]

10-20.40.140 Site Plan Review and Approval

- Page 20.40-23

B. Applicability

1. Site Plan Review

~~Developments within the City require Site Plan Review unless specified in Section 10-20.40.090 (Minor Modifications to Development Standards).~~ [Site plan review and approval shall be required for all authorized uses, changes of use and approved conditional uses as determined by the Director in any Zone, except for the following:](#)

- [a. Detached single-family dwellings \(up to two on one lot, where permitted by the Zone\), and related accessory uses and buildings in approved subdivisions;](#)
- [b. Interior tenant alterations or improvements which do not affect parking requirements or exterior building appearance;](#)
- [c. Nonstructural remodeling of a building facade treatment; and,](#)

d. Sign permits for properties not otherwise subject to site plan review.

These revisions better describe the applicability of site plan review based on the existing requirements in the LDC.

- Page 20.40-24

3. Expiration

~~Approved Site Plans shall expire if a Building Permit has not been obtained or the approved use established within one year of the date of approval. In the event that the documents become invalid due to the passage of this time period, new site plans must be submitted for approval in the same manner as an original application for Site Plan Review and Approval (Section 10-20.40.140).~~

An approved Site Plan shall be valid for a period of one year following the date upon which the final approval became effective. If, at the expiration of this period;

1. The subject property has not been improved for the development for which it was approved and construction permits have not been issued and construction commenced and diligently pursued toward completion of the site for which the Site Plan approval was originally granted; or
2. A certificate of occupancy has not been issued for structure(s) which were the subject of the Site Plan approval; or
3. The site has not actually been occupied for a permitted use if no building permit or Certificate of Occupancy is required;

Then the Site Plan approval shall expire, unless a request for an extension of time is made by the applicant to the Director at least 30 days prior to the date of the expiration of the original approval in accordance with established application submittal scheduling requirements. A Site Plan approval subject to expiration may be extended one time only for an additional one year by the Director provided that no revisions to the development are necessary to comply with amendments to the Zoning Code that may have taken effect since the time of the original approval. Upon the expiration of the original Site Plan approval, if no extension has been granted or no application for the same has been submitted, or a granted time extension has expired, then the original Site Plan approval shall be considered as expired, and a new Site Plan shall be submitted for approval in the same manner as an original application for Site Plan Review and Approval (Section 10-20.40.140).

This is a Planning and Zoning Commission recommendation that more clearly determines and defines the validity of site plan approval.

10-20.40.150 Temporary Use Permits

- Page 20.40-28 (Existing code is as follows:)
 - h. Temporary use vendors that operate within the City for a total of 60 days or less per calendar year at a single or multiple locations may continue to use the same location(s) for subsequent calendar years.

- i. Temporary use vendors that operate within the City for a total of 61 to 180 days per calendar year at a single or multiple locations shall be limited to two consecutive years at the same location(s) and shall not be permitted to operate at any location as a temporary use within the City for more than three consecutive years.
- j. These temporary uses shall be limited to any Commercial Zone, the BP, LI, and LI-O Industrial Zones, and the T5 and T6 Transect Zones.

The amendment recommended by the Commission is as follows:

- i. Temporary use vendors that operate within the City for more than a total of 61 to 180 days per calendar year at a single or multiple locations shall be limited to two consecutive years at the same location(s). A one-time extension of the Temporary Use Permit may be granted -for a maximum of one additional year~~and shall not be permitted to operate at any location as a temporary use within the City for more than three consecutive years.~~ When issuing a renewal of a Temporary Use Permit, the Director shall ensure that the following conditions are satisfied:
 - (1) All conditions of approval of the original Temporary Use Permit continue to be satisfied;
 - (2) Any complaints received relative to conduct and locations of the temporary use have been resolved to the satisfaction of the Director;
 - (3) Adequate facilities for trash disposal are located near the temporary use; and,
 - (4) Any temporary or permanent signs are in compliance with the applicable standards of Division 10-50.100 (Sign Regulations);
- k. A vendor who intends to establish a recurring temporary use where the temporary use is established on a property on an annual basis or other regular time frame, or who seeks to establish their temporary use for more than three years as permitted in Subparagraph (i) above, may apply for a Conditional Use Permit for such use following the procedures established in Section 10-20.40.050 (Conditional Use Permit).

10-20.40.150 Temporary Use Permits

- Page 20.40-28

C.4. Indoor Special Public Events

- d. ~~At the discretion of the~~ Director may require, the applicant ~~to shall be responsible for notifying~~ adjoining residential property owners if the indoor special public event may have an impact on surrounding property owners due to increased traffic or other concerns. A non-profit organization shall not be required to pay a fee for the Temporary Use Permit, provided that the organization requests no more than one permit per year

10-20.40.150 Temporary Use Permits

- Page 20.40-29

C.9. Temporary Real Estate Sales Offices

A temporary real estate sales office may be established within the area of an approved development, solely for the first sale of homes or lots. An application for a Temporary Use Permit for a temporary real estate office may be approved for a maximum of two years from the date of approval, with the option of one two-year extension subject to the approval of an additional Temporary Use Permit.

This is a Planning and Zoning Commission recommendation.

- Page 20.40-30

C.13. Temporary Emergency Shelter

An emergency shelter may be established in a facility that provides temporary extremely cold weather or other unusual emergency situations (such as churches or other places of worship).

- Page 20.40-30

D.3. Seasonal Sales

The Commission agreed to maintain Seasonal Sales (Pumpkins, Christmas Trees, etc.) as exempt uses.

4. Public Property

Activities conducted on City-owned property that are authorized by the City and permitted with a Special Event Permit issued by the City Park and Recreation Division.

Clarification that events on City property are not exempt from all permitting requirements.

[Resident 1]

Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map

10-20.50.040 Procedures

- Page 20.50-3:

C. Application Requirements

This section of the Public Review Draft of the new Zoning Code has caused considerable discussion from members of the City Council and the Planning and Zoning Commission. The draft section allows for the submittal of less detail with a request for a Zoning Map amendment. Thus, instead of today's practice of reviewing detailed site plans and sometimes building elevations and architectural renderings of a development proposal that is the subject of a zone change, staff has suggested that the information provided for the zone change application needs only to support an analysis of the proposed use relative to the Regional Plan and the potential impacts (traffic, stormwater, utilities, etc.) of that proposed use. Thus, a concept plan with supporting data detailing the overall FAR (Floor Area Ratio) of the project, height, lot coverage, number of parking spaces, etc. is all that is required.

As has been discussed with the Planning Commission and the City Council, the reason for this change is a response to numerous complaints over the years from the development community citing the amount of detail required for a zone change as being not only expensive at the front end of a project, but also that it frequently results in discussions on project details that are not necessarily associated with the zone change request itself, and that are really more site planning related issues. Further, property owners who own land with a zoning designation that is not supported by the Regional Plan and who wish to change the zoning to make it consistent are often thwarted from doing so because they do not necessarily know what use a future owner of that property may intend for it. An example of such a property is located near the intersection of I-40 and Butler Avenue. This property has a commercial land use designation on the Regional Plan land use map, but is actually zoned RR, a low density residential zoning category. Given its location near the interstate the regional plan designation makes sense, yet because the property owner does not intend to develop the parcel himself, he has not pursued active rezoning of it because he does not know what a future user has in mind for the property. Under the proposed draft, he would be in a better position to rezone the property to an appropriate use consistent with the Regional Plan without having to do a detailed site plan. Further, staff has determined that most Arizona cities (indeed most cities in the nation) separate a request for a Zoning Map amendment from the details associated with site plan review.

A number of City councilors and commissioners have expressed concern with the proposal suggested by staff in the Public Review Draft for this scaled down approach to a Zoning Map amendment. Staff therefore offers the following revisions to this section that we hope will satisfactorily address these concerns. Note that no specific code language is offered below; instead, an overview of the intent of the revisions is provided. If these are accepted by the Planning and Zoning Commission and Council, then the final language will be drafted.

- Staff suggests that the existing language in paragraphs C.1 and 2. on Page 20.50-3 remain. This requires submittal of a concept site plan and other supporting documentation to analyze the proposed new land use and zoning designation relative to the Regional Plan and impacts resulting from the use.
- Consistent with paragraph D., staff will review the application and forward a recommendation to the Planning and Zoning Commission. Staff may recommend approval, approval subject to conditions, or denial.
- The Planning and Zoning Commission would review this application, and based on public comment, may add additional conditions to the zone change request that they felt were appropriate. (Paragraphs G. and H.)
- The City Council considers the Planning and Zoning Commission's recommendation and all suggested conditions of approval, and may approve, conditionally approve (with new or revised conditions) or deny the application. (Paragraph L.)
- As a new text amendment to the Code, staff suggests that projects that have received a Zoning Map amendment under the new Code as described above, and that meet certain thresholds (see below), would have to seek Site Plan review and approval by the Planning and Zoning Commission. This is a new proposal. It allows property

owners an opportunity to attend the Commission's public meeting and provide their comments, and it allows the Commission to review the project to ensure that all conditions of approval have been satisfied.

- The proposed Zoning Code includes a threshold for a "major development" that is based on the existing LDC, i.e. new developments with a gross floor area of 20,000 sq. ft. or more or 50 or more dwelling units. Site plan review for any new projects subject to a zoning map amendment that are less than these thresholds would continue to be reviewed by staff.
- If this suggested revision is accepted by the Planning and Zoning Commission and Council, amendment in the following sections will be required:

10-20.50.040 Add a new Paragraph **M. Action Following City Council Decision**

10-20.40.140 Add a new Paragraph or two providing for Planning and Zoning Commission Site Plan review following approval of a Zoning Map amendment.

This recommendation was unanimously accepted by the Planning and Zoning Commission.

- Page 20.50-1

A. Owner Initiation

1. An applicant or an agent authorized in writing may apply for a Zoning Map amendment or a text amendment for a zoning regulation governing the property.
2. In the event that an application filed by a real property owner who owns property within in-an the area for which a zoning map amendment is requested involved that includes property other than that owned by the applicant, before the application will be accepted for processing, the applicant shall file, on a form provided by the Director, a petition in favor of the request signed by the real property owners representing at least 75 percent of the land area to be included in the application. The petition shall bear the property owners' signatures and addresses, the legal description and land area of each property represented on the petition, the total land area represented by the petition, and the total land area of individual properties included in the application.

- Page 20.50-4

10-20.50.040 Procedures

C. Application Requirements

4. ~~A waiver, signed by 100 percent of the property owners in the land area included in the application, of all claims for diminution in value as defined by A.R.S. § 12-1134.~~

This requirement is premature and is recommended for deletion on the recommendation of the City Attorney's office.

[Individual 1]

10-20.50.040 Procedures

- Page 20.50-7:

L. Conditions of Approval

The City Council may attach conditions to a Zoning Map amendment request as are necessary to carry out the purposes of the General Plan or other applicable specific plans and to ensure all required findings are satisfied and compatibility with adjacent land uses. A violation of any condition shall be considered to be a violation of these regulations. The City Council may approve a Zoning Map amendment conditioned upon one or more of the following requirements:

1. Development proceeds in compliance with a specific plan or [concept](#) site plan and/or development schedule;
2. Public dedication of rights-of-way as streets, alleys, public ways, drainage and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the [zoning map amendment](#) rezoning; or
3. A ~~detailed~~ [concept](#) site plan for the subject property, unless one has already been submitted.

These amendments more precisely refer to a concept site plan rather than a site plan which implies more detail.

Division 10-20.60 Nonconforming Provisions

10-20.60.090 Procedures

- Page 20.60-7:

B.2. If two or more lots or parcels with contiguous boundaries are owned by the same person, and if all or part of the lots or parcels do not meet the development standards of the zone, then the lots or parcels involved shall be considered to be an undivided parcel. No portion of said undivided parcel shall be used ~~or sold~~ if it does not meet the development standards established in this Zoning Code, and the said undivided parcel shall not be divided leaving any remaining lot or parcel which does not meet the development standards in this Zoning Code.

As noted by a resident, the words "or sold" should be deleted as these the conditions of sale are not normally the purview of the City. [Resident 1]

Division 10-20.60 Procedures for Appeals

10-20.80.010 Procedures

- Page 20.80-2:

Table 10-20.80.010.A Review Authorities

Minor Modifications (includes Reasonable)	10-20.40.090	Director or Zoning Code	Board of Adjustment –	Superior Court – Appeal
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This text is unnecessary as the concept of Reasonable Accommodations for persons with disabilities is typically addressed in the Building Code.

Chapter 10-30: General to All

Division 10-30.20: Affordable Housing Incentives

10-30.20.030 Administration

- Page 30.20-3
[3. Council will determine the income ranges associated with the four categories for housing affordability provided in Tables 10-30.20.040 A. and B., and this income determination will be updated within the Incentive Policy for Affordable Housing \(IPAH\) document.](#)

This revision clarifies that it is the City Council who determines the income ranges for affordability reference in the tables that follow.

10-30.20.040 Affordable Housing Incentives

- Page 30.20-4
A. Number of Incentives

Table 10-30.20.040.A: Number of Incentives				
Number of Incentives	Category 1 ¹ Permanent Affordability (% of Aff Units)	Category 2 ¹ Permanent Affordability (% of Aff Units)	Category 3 ¹ Permanent Affordability and Green Building (% of Aff Units)	Category 4 ¹ One-time Affordability (% of Aff Units)
1	10%	10%	10%	10 20%
2	11%	12%	12%	
3	12%	14%	14%	
4	13%	16%	16%	
5 or more	14% or more	18 20% or more	18 20% or more	

End Notes

¹ - [The income AMI ranges associated with Categories 1 through 4](#) shall be determined by the City Council in the most recently adopted IPAH document

- Page 30.20-4
 - 1. Resource Protection Standards**
 - b. Where forest resources on a site overlap with a rural floodplain(s), the forest resources in the flood plain area may be counted toward the required amount of forest resources for the whole site. (See Division 10-50.90 (Resource Protection Standards).)
- Page 30-20.5

Table 10-30.040.B -

In Category 1, add two new values; 15% Percentage of Affordable Units and 50% Resource Reductions.

Amend the End Note as follows: ¹⁻ The income AMI ranges associated with Categories 1 through 3 shall be determined by the City Council in the most recently adopted IPAH document.
- Page 30.20-4
 - 4. Adjustment of Building Form Standards**
 - j. Affordable housing can utilize Planned Residential Development (10-40.60.250) in any zone to provide flexibility in the application of building form requirements and to increase the potential building types. ~~The affordable housing development does not need to be in the RPO Zone.~~

This sentence is unnecessary.

10-30.20.040 Affordable Housing Incentives

- Page 30-20.6
 - 3. Parking Incentives**
 - a. The number of required parking spaces for affordable housing is reduced as specified in Table 10-50.70.060.A: Number of Motor Vehicle Parking Spaces Required; and
 - b. Minor modifications to parking requirements for affordable housing development within one-quarter mile of a transit stop may be reduced by up to 15% in compliance with ~~Additional minor modifications to parking requirements can be found in~~ Section 10-20.40.090 (Minor Modifications to Development Standards).
 - 4. Adjustment of Building Form Standards**
 - a. Affordable housing can utilize Planned Residential Development (Section 10-40.60.250) in any zone to provide flexibility in the application of building form requirements and to increase the potential building types. ~~The affordable housing development does not need to be in the RPO Zone.~~
 - b. ~~Additional minor modifications to~~ Minor modifications to building form standards for affordable housing developments (setbacks, height, coverage, area, lot size, or lot requirements) may be modified by up to 15% in compliance with, ~~such as increased coverage, decreased site area, and decreased lot size, can be found in~~ Section 10-20.40.090 (Minor Modifications to Development Standards).

5. Landscaping Standards Reductions

Minor modifications to landscaping standards [for affordable housing developments may be reduced by no more than 10% in compliance with ~~can be found in~~](#) Section 10-20.40.090 (Minor Modifications to Development Standards).

The amendments recommended above move the allowable reductions for affordable housing developments for resources, parking and landscaping from Section 10-20.40.090 (Minor Modifications to Development Approvals) to this section so that they are all in one place.

10-30.20.050 Density Bonus

- Page 30.20-6
 - A. An Applicant may be eligible for a density bonus if at least ten percent of the proposed units are affordable. The density bonus is an increase in residential units over the maximum residential density listed in the building form standards (Chapter 10-40 (Specific to Zones)). The units gained from qualifying for a density bonus can be rented or sold at market rates without affordability covenants or deed restrictions, [as long as the proposed percentage of affordable units is satisfied](#).
- Page 30-20.7
 - Table 10-30.20.050.A -**
Amend the End Note as follows: ¹⁻ [The AMI ranges provided in Categories 1 through 4](#) shall be determined by the City Council in the most recently adopted IPAH document.

Division 10-30.30: Heritage Preservation

10-30.30.030 General Provisions

- Page 30.30-2
 - B.1.Applicability
 - a. Cultural resource studies that are letter reports [as described in Section 10.30.30.050 A.3.c](#); and,

10-30.30.050 Cultural Resources

- Page 30.30-8
 - 2. **Applicability**
Cultural Resource Studies are required for all public and private development projects [requiring a Certificate of Appropriateness and](#) involving:
 - a. Properties listed on the Flagstaff Register of Historic Places; or,
 - b. Properties listed on the Arizona Register of Historic Places; or,
 - c. Properties listed on the National Register of Historic Places; or,
 - d. Undeveloped [and unplatted](#) land, [except for vacant lots in developed subdivisions](#); or,
 - e. Structures over 50 years old.

When warranted by the specific conditions of the site or proposed work, the Historic Preservation Officer may determine that a Cultural Resource Study is not required.

The recommendation by the Planning and Zoning Commission to retain the standard of 'structures over 50 years old' was based on existing policy and practice by the State of Arizona and most communities across the US.

10-30.30.060 Development of Property within a Historic Overlay Zone

- Page 30.30-16

D.2. Specific Application Requirements

c. Exterior Elevations.

Elevations should indicate windows and doors, materials, railings and other details and features. Photographs may be submitted in lieu of architectural drawings. Height and elevation marks shall be indicated, including heights from grade to top of eaves, ridge, roof, parapet, etc.;

Division 10-30.50: Public Improvements

10-30.50.060 Impact Analysis Required

- Page 30.50-3

- A. Pursuant to the Engineering Standards, the City Engineer shall require the applicant to furnish impact studies to assess the impact of new development on the City's existing streets, ~~public utilities~~ and drainage infrastructure. The Utility Director shall assess the impact of new development on the City's utility infrastructure.

The City's Utility Division maintains the master models used to assess impacts on the City's utility infrastructure, not the City Engineer.

Division 10-30.60: Site Planning Design Standards

10-30.60.030 Site Planning Standards

- Page 30.60-2

First paragraph: The optimal layout of any project site requires an in-depth understanding of local context and a detailed site analysis. A site analysis is particularly important in Flagstaff, where widely varying terrain, scenic views, natural watercourses, preservation of existing vegetation and relationships to existing development, especially residential development, must be considered in site planning. All development proposals shall to the maximum extent feasible demonstrate a diligent effort to retain significant existing natural features characteristic of the site and surrounding area. Therefore, a completed site analysis must be included with an application for new development submitted to the Director. All new development proposals will be reviewed with respect to their response to the physical characteristics of the site and the contextual influences of the surrounding area. These should be considered early and throughout design development. Special attention should be given to maintaining the Urban Growth Boundary and proximity to sensitive areas as defined in the General Plan such as Walnut Canyon or Picture Canyon.

Second paragraph: The following items as ~~As~~ illustrated below are essential components of ~~7 applicants shall consider the following items when analyzing an analysis of~~ potential development sites:

- Page 30.60-3

B. Solar Orientation or Aspect

Flagstaff has an annual average of ~~321~~ 288 days in which there is good solar access. The abundant number of days with good solar access provides the opportunity to power, heat, and light ~~and power~~ buildings from a ~~free and~~ renewable energy source.

10-30.60.040 Off-site Connections

- Page 30.60-6

2. Off-Site Connections

A network of off-site circulation connections encourages using alternatives to the automobile to and from a development.

a. Pedestrian and bicycle ways shall be designed to:

- (1) Provide a direct connection to adjoining public sidewalks;
- (2) Provide an internal walkway that will link to those of adjacent properties;
- (3) Provide connections to Flagstaff Regional Trails System and other regional trails when they abut a property or are within 100 feet; and,
- (4) Provide connections to transit stops, where applicable.

b. Where appropriate, equestrian connections shall be designed and provided to National Forest lands and other open space areas.

This is a suggestion from some local residents.

[Resident 3]

10-30.60.050 Parking Lots, Driveways and Service Areas

- Page 30.60-8

A.5. Parking areas over ~~8,000~~ one acre ~~square feet~~ shall be divided into smaller lots

This was an error – the Design Guidelines in LDC Chapter 10-16 and the proposed Parking Section of the new Zoning Code both set this threshold at one acre.

10-30.60.070 Private Streets

- Page 30.60-11

~~C. Private Streets in Affordable Housing Developments~~

~~Private streets shall not be permitted in affordable housing developments proposed under the Planned Affordable Option in accordance with the City's Affordable Housing Set Aside Policy.~~

This section is not needed as market forces will dictate that in an affordable housing project, public streets would most likely be installed, rather than private streets.

10-30.60.080 Compatibility

- Page 30.60-13

The following basic design elements ~~shall~~ ~~should~~ be considered when assessing the compatibility of a new project relative to adjacent existing development:

These are intended to be written as standards, not guidelines.

B. Scale

Scale refers to similar or harmonious proportions, especially overall height and width, but also includes the visual intensity of the development, the building massing, and the shapes and sizes of the various design elements, such as the windows and doors.

1. Height

Respecting the overall existing height of a resource is critical to prevent new work from dominating existing ~~historic~~ work.

2. Proportions

~~Traditional~~ ~~Historic~~ structures commonly have established proportions for various parts of the structure and for the arrangement of the parts. The specific proportions can vary depending on specific architectural solutions, but the existing proportions shall be observed.

C. Continuity

Continuity encompasses patterns of development and scale, but also characteristics such as site development, building forms, textures, materials, details, and colors.

2. Building Forms

Building forms, including roof forms, commonly have ~~some quite a bit of~~ variation. New development shall ~~use or~~ be in harmony with ~~or use~~ the predominate forms of the context area.

3. Texture

Texture refers to the surface quality of structures, especially the shadow patterns. Shadows are traditionally created by the surface materials themselves having some dimension, but also by adding architectural details such as trims and ornaments and recessing of windows and doors. ~~Traditional~~ ~~Historic~~ structures commonly have changes in the surface materials to create shadow patterns, commonly with rougher textures placed lower on the structure.

5. Details

Structural and architectural details shall be designed so as to make new work appear similar to ~~existing~~ ~~historic~~ work. Modern details, often needed by modern building codes, should be obscured or designed to minimize visual obtrusiveness.

The revisions proposed above reflect the Commission's desire to remove the references to "historic" structures.

Division 10-30.70: Sustainability

Pasted below is the text from the report submitted to the Planning and Zoning Commission for their October 20, 2010 meeting regarding Division 10-30.70 Sustainability. Note that the Planning Commission has not taken action on these staff recommendations. The Commission did however, recommend that the City Council approve the insertion of the Energy Resource Efficient Building Incentives offered by commissioner Carpenter and councilor Babbott into the new Zoning Code.

From the October 20th Staff Report to the Planning and Zoning Commission:

In the sections that follow, staff has provided some suggested revisions to this Division based on comments received from staff and various Flagstaff residents. These suggested amendments do not address the heart of an important policy discussion on whether sustainable development practices should be included in the new Zoning Code as “mandatory” requirements or as “voluntary” practices. The City of Flagstaff Sustainability Commission has recommended (based on their meeting of October 20, 2010) that the sustainability principles provided in the new Zoning Code should be significantly strengthened, and that they should be required. On the other hand, a majority of the Regional Plan Citizen Advisory Committee members at a recent meeting seemed to indicate (there was no formal motion or vote) that it might be better to include sustainable development principles and practices in the new Zoning Code as voluntary practices until such time as the Regional Plan update has been finalized, adopted and ratified. Thereafter, it is suggested, the Zoning Code could be amended to ensure that sustainable policies of the Regional Plan are correctly implemented in the new Zoning Code, whether it be as a mandatory or voluntary application.

Staff suggests a slightly different approach, and that is to write the sustainability principles as “shall to the maximum extent feasible ...” wherever this is appropriate as this provides some strength to the application of the principle, but it also provides an opportunity for a developer or property owner to explain why that principle could not or should not be applied based on the unique circumstances of the property or the project. An example of how this could be applied is provided below.

10-30.70.100 Stormwater Management, Grading and Drainage

- C. Drainage systems shall to the maximum extent feasible be designed to diffuse energy, reduce scour and replicate natural runoff patterns. Whenever possible, natural systems and plants shall be used in drainage designs to enhance infiltration, increase green space, and decrease runoff rates to promote groundwater recharge and reduce erosion. Detention and conveyance systems constructed using native plants and natural forms shall to the maximum extent feasible be used to reduce stormwater flows, pollution and nutrient and sediment loading to all natural watersheds within the City ~~the Rio de Flag ecosystem~~.

However, staff suggests that this may not always be the case, and care needs to be taken to ensure that unrealistic standards are not created by changing “should” to “shall” or even “shall to the maximum extent feasible”. As an example, Section 10-30.70.050 (Modes of Transportation) on Page 30.70-3 is written to be applied voluntarily. It is staff’s opinion that this is the correct approach because based on the existing zoning designation of a parcel and its inherent development rights, as well as its location in the City, it may not be possible to “reduce dependence on the automobile by creating neighborhoods that provide a diverse choice of transportation modes”. Similarly, a new subdivision or other development may not always be

Final_PZRecommendation Page 20

able to meet the goal of the economic sustainability section (10-3-.70.080) to “provide a diverse mix of non-residential uses and a range of housing options”, despite the fact that this is a very worthwhile goal.

In conclusion therefore, staff offers a general recommendation for the Planning and Zoning Commission’s review relative to each of the Sustainability Division’s sections and whether they should be applied as mandatory or voluntary practices. The Commission should of course also carefully consider the recommendation of the Sustainability Commission as it was presented at the October 13th public hearing.

Sustainability Principle	Should	Shall	Shall to the maximum extent feasible ...
10-30.70.040 Project Siting		X	
10-30.70.050 Modes of Transportation			X
10-30.70.060 Economic Sustainability			X
10-30.70.070 Urban Agriculture			
10-30.70.080 Water Resource and Conservation			X
10-30.70.090 Energy and Materials	X		
10-30.70.100 Stormwater Management, Grading and Drainage			X
10-30.70.110 Watershed Restoration			X
10-30.70.120 Solid Waste Management	X		

10-30.70.010 Purpose

- Page 30.70-1

The purpose of this Division is to provide principles of sustainability and provide links to the sections of the Zoning Code and other documents that encourage and direct development in a manner that is sustainable in the City. [The Flagstaff City Council has established a community sustainability goal which includes environmental, economic and social sustainability. Most of the sustainability principles described below are primarily environmental in nature, although they do also secondarily incorporate social and economic sustainability principles.](#)

10-30.70.030 What is Sustainability?

- Page 30.70-2

Sustainability is living and managing activities in a manner that balances social, economic and environmental considerations to meet Flagstaff’s current needs and those of future generations. A sustainable Flagstaff is a community where the social wellbeing of current and future citizens is supported by a ~~vibrant~~-resilient economy and a self-renewing healthy environment.

The Zoning Code plays an integral role in addressing community sustainability by addressing energy conservation, [adaptation to](#) climate change ~~and adaptation~~, renewable energy production, community health, and food production. Sustainability supports the development of attractive, prosperous and healthy communities. The core values of sustainability include:

A. Sustainability supports the development of attractive, prosperous and healthy communities;

A.B. Understanding the implications of ~~Thinking about~~ long-term impacts ~~and~~ many generations into a lower energy ~~the~~ future;

B.C. Being cautious about how we use natural, social and economic resources; and

C.D. Understanding that there are limits to resources beyond which serious degradation and loss of productive capacity will occur.

10-30.70.050 Modes of Transportation

- Page 30.70-3

A.3. The ability to provide a mix and hierarchy of transportation options to amenities outside the development to maximize opportunities and facilities for active transport, including:

10-30.70.060 Economic Sustainability

- Page 30.70-4

A. Principle

In order to help develop a more vibrant economy~~maintain the economic sustainability of Flagstaff~~, developments and projects in Flagstaff should provide a diverse mix of ~~non-residential~~ uses, energy efficient structures, ~~and~~ a range of housing options and access to multi-modal transportation within compact walkable environments. Projects shall address the following key elements:

Add a new #6. High level and equitable access to activities and services through multi-modal transportation services.

10-30.70.080 Energy and Materials

- Page 30.70-5

A. Principle

~~A~~eClean and accessible water sources are~~is~~ integral to the economic and social health of the community and environment. The conservation of potable water in the community ensures its ability to grow and sustain a healthy population. Water conservation measures should be a visible component of projects to promote water resource conservation and build awareness of the precious nature of water. Water conservation measures include:

a. The collection of grey-water for non-potable uses such as outdoor irrigation or flushing toilets;

b. The use of reclaimed water as a secondary water reuse strategy; and;

~~c~~b. The use of a~~Active and passive harvesting of rain water for outdoor irrigation and other residential and commercial uses; and,~~

c. ~~Collecting of grey-water for non-potable uses.~~

10-30.70.090 Energy and Materials

- Page 30.70-6

A. Principle

Add a new #3. Buildings should be constructed for performance efficiency and to provide an opportunity for renewable energy generation.

10-30.70.100 Stormwater Management, Grading and Drainage

- Page 30.70-7

A. Principle

3. Drainage systems shall to the maximum extent feasible be designed to diffuse energy, reduce scour and replicate natural runoff patterns. Whenever possible, natural systems and plants shall where feasible be used in drainage designs to enhance infiltration, increase green space, and decrease runoff rates to promote groundwater recharge and reduce erosion. Detention and conveyance systems constructed using native plants and natural forms shall be used to reduce stormwater flows, pollution and nutrient and sediment loading to all natural watersheds within the City.~~the Rio-de-Flag ecosystem~~

10-30.70.100 Stormwater Management, Grading and Drainage

- Page 30.70-8

A. Principle

3. The goal of sustainable waste management is to encourage zero-waste and zero-waste systems of reuse.

This revision was offered by Friends of Flagstaff's Future Transition Team.

The Planning and Zoning Commission recommended that the Energy Resource Efficient Building Incentives offered by David Carpenter and Art Babbott should be incorporated into the new Zoning Code. Assuming City Council approval of the concept, this division/section will be brought back to the Planning and Zoning Commission for review and a recommendation for incorporation into the new Code.

Chapter 10-40: Specific to Zones

Division 10-40.30: Non-Transect Zones

10-40.30.020 Applicability

- Page 40.30-1

Staff suggests that a simple illustration should be added here to clearly show the control relationships between chapters and divisions.

10-40.30.030 Residential Zones

- Page 40.30-3

A.1. RR

The Rural Residential (RR) Zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the rural character. This Zone is predominantly large lot single family development. However, it does allow for ~~affordable, clustered dwelling~~ and planned residential developments, which provide opportunities for higher densities. The RR Zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum of municipal services and improvements. These areas are designated Very Low Density Residential (VL) on the Land Use Map in the Regional Plan. This Zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area. In this sense, parts of the RR Zone may be considered a "holding zone" for vacant lands until such time as circumstances warrant more intensive development which would require a zone change. These "holding zone" areas are designated in categories other than VL on the Land Use Plan.

This change ensures consistency with the phrasing of the ER zone relative to cluster and planned residential developments.

- Page 40.30-5

Table B. Allowed Uses - Residential Zones

- Residential
 - Allow Congregate Care Facilities with a UP in the RR Zone.

Congregate Care Facilities (essentially housing for the elderly) should be permitted in all residential zones with a conditional use permit (UP).

- Page 40.30-6

Table B. Allowed Uses - Residential Zones

- Residential
 - Homeless Shelters (including Emergency Shelters, Short Term Housing and Transitional Housing) and Sheltered Care Homes all require a conditional use permit in all residential zones. End Note 6 at the bottom of the table will therefore be deleted.

The UP ensures that property owners are informed of a proposal for a homeless shelter.

- Live/Work – add an end note #4 to the UP for MR and HR.

This endnote allows for Live/Work building types in planned residential developments consistent with end note #4 on page 40-30.5.

▪ ~~Protective Living Facilities~~

Protective Living Facilities need to be deleted from all land use tables in the draft. The original concept behind a Protective Living Facility was to create smaller version of a Custodial Care Facility, i.e. no more than 8 occupants, and to allow them under a different approval process. However, as all residents of either a Protective Living Facility or Custodial Care Facility are placed there under court order, staff suggests that a conditional use permit should be required for these types of facilities so that surrounding property owners and residents are informed of the proposed use.

○ Retail Trade

- Neighborhood Market: Delete (<5,000 sf), and make this use subject to a conditional use permit in the R1, MR, HR and MH zone. Therefore change all “Ps” to UPs with a new number 6 end note.
- New number 6 End Note to read:
“⁶ Neighborhood Market in R1 and MH Zones to a max. of 1,500 sf; in MR Zone to 2,500 sf; and, in HR to 5,000 sf.”

This change is consistent with the Commission’s recommendation on this issue from October 13th. The UP ensures that property owners are notified of a request for a neighborhood market.

• Page 40.30-8

Table C. Building Form Standards

Side

- Interior Lots (min.) - Under MR and HR delete end note 4 next to 6’.
- Corner Lots (interior) (min.) - Under MR and HR delete end note 4 next to 6’.
- Corner Lots (exterior) (min.) - Under MR and HR delete end note 4 next to 6’.

Rear (min.) - Under MR and HR, add end note 4 next to 15’.

- Increase lot coverage for the MR and HR zone from 35% and 40% to 40% and 50%.
- Reduce the side setback in MR and HR from 6 feet to 5 feet.
- Reduce the front setback in MR and HR from 15 feet to 10 feet for the first two stories. The front setback to higher floors shall be 15 feet.

These are Planning and Zoning Commission recommendations.

End Notes

- Number 4 should read:
 “May be reduced for non-transect zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit isare provided, see Subsection 10.40-30.030.~~HI~~.”

This change ensures consistency with the LDC's existing provisions for open yard areas Under the LDC open yard areas may only be applied in the RM-L-E and RM-M-E zones, and only the rear setback may be reduced..

- Page 40.30-9

Table C. Building Form Standards - Residential Zones

- Gross Density (units/acre) (max.)
 - Change HR to 29.
- Within the RPO (units/acre) (max.)
 - Change R1 from 6 to 5.
- Gross Density (units/acre) (min.)
 - Change MR from 10 to 6. Change HR from 14 to 13.

These changes are required to reflect the minimum densities for these Zones as established in the Regional Plan. The minimum density values in the Public Review Draft are incorrect.

- ~~Site~~Lot Area (min.)
- ~~Lot Size~~Per Unit (min.)
- End Note 7:
 - The maximum number of units for each lot located outside of the RPO only is based on the following:
 - Delete "Gross Density (max.)" column from table.

⁷ The maximum units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet
14,001 to 24,000 square feet	2,000 square feet
24,001 square feet and over	1,500 square feet

Revisions were made by the Planning Commission to ensure that densities for small lots in the former RM-M-O-E zone more correctly incorporated into the new Zoning Code. The gross density column in the Table in note 7 is confusing and unnecessary and has been removed..

- Page 40.30-11

Add a new Paragraph **H. Miscellaneous Requirements – ~~HR-Zon~~Multi-family Uses** and a new definition of "Useable Open Space" to Chapter 10-80, Definitions.

H. Miscellaneous Requirements – Multi-family Uses

1. Minimum usable outdoor living space shall be provided as follows:

- 300 square feet per dwelling unit for multi-family residential developments under 20 units; and
- 200 square feet per dwelling unit for multi-family residential developments over 20 units.

The Planning Commission recommended that this language from the LDC be inserted to ensure a minimum amount of usable outdoor living space is provided for all multi-family residential uses.

10-40.30.040 Commercial Zones

- Page 40.30-15

Table B. Allowed Uses - Commercial Zones

- Residential
 - A UP is not required for Congregate Care Facilities in CC, HC and CS zones.
Changed to a permitted use (P) in these zones.

This allows more opportunity for providing housing for the elderly in the community.

- Page 40.30-16

Table B. Allowed Uses - Commercial Zones

- Residential
 - Short Term Housing - added end note 8 next to all Ps.

As transitional housing implies a longer term stay than either short term housing or emergency shelters, the need for a UP is not required as the use is more similar to traditional residences in a commercial setting, rather than the short term nature of a homeless shelter.

- Page 40.30-17

Table B. Allowed Uses - Commercial Zones

- Telecommunication Facilities
 - FM/DTV/[Low wattage AM](#) Broadcasting Facilities

Low wattage AM broadcast facilities need to be included as they are different to large AM broadcast facilities for which a UP is required.

- Page 40.30-19

Table C. Building Form Standards - Commercial Zones

- Density and Lot Size Requirements
 - Gross Density – add 13 units per acre to all commercial zones
This is consistent with the existing provisions of the LDC where the RM-M-E density is allowed in all commercial zones.
 - Net Density – delete this row as it is not necessary.

10-40.30.050 Industrial Zones

- Page 40.30-23

Table B. Allowed Uses - Industrial Zones

- Residential
 - Short Term Housing - added end note 5 to “Ps” under LI and LI-O, and to “UPs” under HI and HI-O.

This ensures notification of adjoining property owners if a new short term housing facility is located within ¼ mile of an existing facility.

- Sheltered Care Homes - was not permitted in LI-O and HI-O, changed to permitted with a UP in both zones.

Sheltered Care Homes should also be allowed in the industrial “Open” zones.

- Page 40.30-27

Section 10-40.30.060 Public and Open Space Zones

A. Intent

1. PF

The Public Facility (PF) Zone applies to areas of the City held in ownership of public or quasi public agencies. The PF Zone is intended to preserve and encourage the establishment of public lands and to provide an area within the City for the location of parks, public open space, governmental buildings and facilities, schools and school grounds, quasi public buildings and facilities, and related uses.

2. PLF/OS

The Public Lands Forest [and Open Space](#) (PLF/OS) Zone applies to areas of the City designated as U.S. Forest [Service](#), state, county, and municipal permanent [open space](#)/preserve lands ~~that do not allow development of any kind~~. [Privately held lands may also be rezoned to this Zone upon application by a property owner for a zoning map amendment following the procedures established in Division 10-20.50 \(Amendments to the Zoning Code Text and the Zoning Map\)](#). This Zone is intended to promote the management and preservation of habitat types [and open space](#) which ~~is~~[are](#) a part of the unique environmental characteristics of the City.

This suggested amendment eliminates the somewhat troubling phrase “ ... do not allow development of any kind ...” because it is to limiting. While preservation of open space is important in the community, the development of trailheads with associated parking areas and restrooms, and trails is arguably “development” and desirable in the PLF zones.

Table B. Allowed Uses

Land Use	Public and Open Space Zones		Public and Open Space Zones	
	As Proposed		Suggested Revision	
	PF	PLF	PF	PLF/OS
Industrial, Manufacturing, Processing & Wholesaling				
Quarrying Operations	--	--	--	--
Ranching, Forestry & Animal Keeping				
Forestry	--	P	--	P
Ranching	--	P	--	P
Recreation, Education & Assembly				
Commercial Campgrounds	UP	--	UP	--
Commercial Recreation Facilities, Indoor	UP	--	UP	--

Commercial Recreation Facilities, Outdoor	UP	UP	UP	--
Libraries, Museums	P	--	P	--
Outdoor Public Uses, General	P	P	P	--
Parks and Open Spaces	P	P	P	P
Public Parks or Recreation Facilities	P	--	P	--
Schools - Public & Charter	P	--	P	--
Schools - Private	UP	--	UP	--
Universities and Colleges	P	--	P	--
Residential				
Accessory Building and Structures	P	--	P	--
Congregate Care Facilities	P	--	P	--
Employee Housing	P	--	P	--
Institutional Residential				
Convents or Monasteries	UP	--	UP	--
Custodial Care Facilities	UP	--	UP	--
<u>Homeless Shelter</u>				
Emergency Shelters	UP	--	UP	--
Short Term Housing	UP	--	UP	--
Transitional Housing	UP	--	UP	--
Nursing homes	UP	--	UP	--
Sheltered Care Homes	UP	--	UP	--
Services - General				
Cemeteries	UP	--	UP	--
Governmental Offices	P	--	P	--
Public Services				
Public Services Major	UP	UP	UPUP	UP--
Public Services Minor	UP	UP	UP	UP
Emergency Services	UP	UP	UPUP	UP--

Protective Living Facilities **	P	--	P	--
Telecommunication Facilities				
AM Broadcasting Facilities	UP	UP	UP	UP --
Antenna-supporting Structure	UP	UP	UP	UP --
Attached Telecommunication Facilities	P	P	P	P --
Collocation Facility	P	P	P	P --
FM/DTV/ Low Wattage AM Broadcasting Facilities	P	P	P	UP --
Stealth Telecommunication Facilities	P	P	P	P --
Transportation & Infrastructure				
Accessory Wind Energy Systems	P	--	P	--
Airports/Landing Strips, Heliports, or Helistops	UP	--	UP	--
Government Service/Maintenance Facilities	P	--	P	--
Municipal Airports	P	--	P	--
Municipal Water and Sewage Treatment Facilities	P	--	UP	--
Urban Agriculture				
Community Gardens	P	--	P	--

P Permitted Use
 UP Conditional Use Permit Required
 -- Use Not Allowed

** Consistent with staff's recommendations in the October 27th Planning and Zoning Commission report, the Protective Living Facility use is suggested for deletion.

Open Space: Any undeveloped space or area characterized by great natural scenic beauty or whose existing openness, natural condition or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources, or the production of food and fiber.

[Recreational uses and activities permitted in areas designated as open space includes the use of trails for jogging, hiking, cycling, and equestrian uses; nature areas; wildlife sanctuaries; and, picnic areas, with associated parking areas and restroom facilities.](#)

10-40.30.070 Sustainability Features of All Non-Transect Zones

- Page 40.30-32

Remove "~~Bioretention structure~~" and "~~Rain garden~~" from the Sustainable Features tables applicable in all Non-transect Zones, and insert "[Bio-retention cell](#)" instead. "Bioretention structure" and "Rain garden" will also need to be removed from Chapter 10-80 (Definitions), and a new definition of "bio-retention cell" added.

This amendment was suggested by the City Stormwater staff as it ensures consistency with the LID Manual. The same amendment is proposed for Transect Zones - See Page 5 below.

Add a new [2](#) in the header bar and in the End Notes as follows:

[2 Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.](#)

Do not allow Solar Farms in the PLF/OS Zone.

Division 10-40.40: Transect Zones

10-40.40.020 Applicability

- Page 40.40-2
- B. Based on the Zoning Map or an approved regulating plan, a parcel may be designated with both a non-transect and a transect zone designation. In this case, a property owner may apply either the standards of the non-transect zone or the transect zone, but in no case may the standards from both zones be applied at the same time. If a property owner decides to select a transect zone they must sign [before a notary public](#) a contractual agreement [that runs with the land on a form prepared by the City and](#) approved by the City Attorney's Office, stating that the transect zone standards hold precedence over the non-transect zone standards when in conflict. [The City shall record the contractual agreement.](#)

This amendment ensures that the contractual agreement is recorded with Coconino County Recorder's Office.

Table D. Building Form

- In all of the T3 and T4 transect zones reduce the ground floor ceiling height to 8 feet. Commensurate with this change, also add an amendment to the design guidelines to address the desirability of higher ceiling heights in these transects. See the amendment in Appendix 1.1, Section 1.1.090 (Lot and Building).
- For all T4 and T5 transect zones, and the T6 transect zone, add the private outdoor living space table (Table 9B) from Chapter 10-17 of the LDC. This table is pasted below.

Ground Floor Units Required Private Outdoor Living Space

Studio unit	100 square feet
1 bedroom unit	120 square feet
2 bedroom unit	140 square feet
3+ bedroom unit	160 square feet

Second Floor Units and Above Required Private Outdoor Living Space

Studio unit	60 square feet
1 bedroom unit	72 square feet
2 bedroom unit	84 square feet
3+ bedroom unit	96 square feet

Private Outdoor Living Space areas shall have a minimum dimension in any direction as follows:

Ground Floor	Units 10 feet
Second Floor	Units and Above 6 feet

This amendment includes this table from the LDC that was omitted from the draft Zoning Code. It provides minimum outdoor living space requirements for the higher transect zones.

Table D. or E. Building Form

- To each building form illustration in all transect zones add a symbol and dimension line to show overall building height.

This is a non-substantive change; it will ensure greater ease of use and readability of these illustrations.

General edit applicable to all transect zones except T1:

Table H or I Allowed Uses:

- Delete "~~All Other Institutional Residential Uses~~" and insert "[Homeless Shelter](#)" and "[Sheltered Care Home](#)", each requiring a UP in all transect zones.

This edit ensures consistency between the transect and non-transect zones.

General edit applicable to all transect zones:

Table C (sometimes G.) Sustainable Features

Add a new ² in the header bar and in the End Notes as follows:

² [Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.](#)

Remove "~~Bioretention structure~~" and "~~Rain garden~~" from the Sustainable Features tables applicable in all Transect Zones and Non-transect Zones, and insert "[Bio-retention cell](#)" instead. "Bioretention structure" and "Rain garden" will also need to be removed from Chapter 10-80 (Definitions), and a new definition of "bio-retention cell" added.

This amendment was suggested by the City Stormwater staff as it ensures consistency with the LID Manual.

General edit applicable to all transect zones:

Table F. Required Parking

- Next to "Service Uses" add "[\(includes Services: General\)](#)".

10-40.40.050 T2 Rural (T2) Standards

- Page 40.40-10

Table G. Sustainable Features

- Cisterns should be marked as allowed "[A](#)".

Allows for more options for rainwater harvesting.

10-40.40.050 T3 Neighborhood 1 (T3N.1) Standards

- Page 40.40-14

Table C. Building Placement

Side Setback change from 5' min.; 15' min. combined to 5' min.; ~~15~~[12](#)' min. combined.

This is consistent with the standard in T3N.2 and is more practical in this transect.

- Page 40.40-15

Table F. Required Parking

- Next to "Service Uses" add "[\(includes Services: General\)](#)".

- End Note: ⁶ Carriage houses that are ~~500~~[600](#) sf or less shall not be required to provide any parking spaces.

This amendment ensures consistency with the area limitations provided in Section 10-40.60.040 (Accessory Dwelling Units).

- Page 40.40-17

Table H. Allowed Uses

- Recreation, Education & Public Assembly
Dance ~~or~~ Music ~~or~~ Studio ≤ 650 sf.

Other types of studios (artists, design, etc. are covered as accessory structures.

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

- Page 40.40-23

Table H. Allowed Uses

- Retail Trade: Change “≤ 5,000 sf” to “≤ 1,500 sf” under “Neighborhood Market”.

This ensures consistency with the Planning Commission’s recommendation to limit the size of neighborhood markets in R1 and MH zones.

10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards

- Page 40.40-29

Table I. Allowed Uses

- Congregate Care Facilities – Change from “UP” to a permitted use, “P”.

This allows more opportunity for providing housing for the elderly in the community.

- Retail Trade: Change “≤ 5,000 sf” to “≤ 2,500 sf” under “Neighborhood Market”.

This ensures consistency with the Planning Commission’s recommendation to limit the size of neighborhood markets in MR zones.

- Delete End Note 4 in “End Notes” as it is not necessary.

- Page 40.40-26

Table D. Building Placement

- Setback to Principal Building – Reduce rear from 25 feet to 15 feet.

This is a Planning and Zoning Commission recommendation to help incentive the use of the transect zones.

Table E. Building Form

- Height: Principal Building – Stories (Townsite Overlay) 2- ½ stories max.
Stories 3- ½ stories max.

Overall (Townsite Overlay) 35’ max.
Overall 45’ max.

This is a Planning and Zoning Commission recommendation to help incentive the use of the transect zones.

10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards

Page 40.40-35

Table I. Allowed Uses

- Congregate Care Facilities – Change from “UP” to a permitted use, “P”.

This allows more opportunity for providing housing for the elderly in the community.

- Retail Trade: Change “≤ 5,000 sf” to “≤ 2,500 sf” under “Neighborhood Market”, and allow as a permitted use “P” in T4N.2.

This ensures consistency with the Planning Commission’s recommendation to limit the size of neighborhood markets in MR zones.

- Delete End Note 4 in “End Notes” as it is not necessary.

10-40.40.090 T5 Main Street (T5) Standards

Page 40.40-38

Table F. Encroachments and Frontage Types

- Add Balconies as a permitted frontage type. Also, ensure that Division 10-50.120 is amended to include balconies as a building type.

This is a Planning and Zoning Commission recommendation.

10-40.40.100 T6 Downtown (T6) Standards

Page 40.40-45

Table E. Encroachments and Frontage Types

- Add Balconies as a permitted frontage type. Also, ensure that Division 10-50.120 is amended to include balconies as a building type.

This is a Planning and Zoning Commission recommendation.

General Edit:

Coordinate the height regulations for overall height from Division 10-50.20 with the transect height illustrations. This is not a substantive change.

Division 10-40.60: Specific to Uses

10-40.60.030 Accessory Buildings and Structures

- Page 40.607

Table 10-40.60.030.A: Accessory Structure Height and Location Standards

Min. 5' Setback to Rear, On Interior Side Property Line, and On Rear Property Line with Alley ¹	16'
---	-----

Add a new End note #1 and renumber the existing end notes:

¹Structures located on property lines shall be required to comply with applicable City Building Code and Fire Code requirements.

This amendment ensures that property owners are aware of the applicable building and fire code regulations associated with roof overhangs, fire protection requirements, etc. for structures built on a property line.

- Page 40.60-8

D. Temporary and Permanent Storage Containers

- Throughout this section change ~~Zoning Administrator~~ to Director and ~~zoning permit~~ to Temporary Use Permit.

1. Residential Zones

The following standards apply to the temporary and permanent use of storage containers located ~~on property zoned RR, ER, R1, MR, HR and MH~~ in all Residential Zones.

Temporary Uses

- (1) In the case of fire, flood or other emergency situation, storage containers may be placed, stored or used for temporary storage on property zoned for residential use, provided the owner has obtained a Temporary Use Permit ~~zoning permit~~ from the Director ~~Zoning Administrator~~ within three days of the emergency. The duration of the temporary storage use shall be limited to 90 days, with the option to renew the permit one time ~~at the discretion of the Zoning Administrator~~, for a period not to exceed 90 days.

The references to a zoning permit and to the Zoning Administrator were incorrect. Note that the provision allowing a TUP to be issued within three days of the emergency also applies in commercial, business park and industrial zones.

- (2) Storage containers may be placed, stored or used for temporary storage on property zoned for residential use for minor remodeling projects for which a building permit is not required provided the owner has obtained a Temporary Use Permit from the Director. The duration of the temporary storage use shall be limited to 90 days, with the option to renew the permit one time, for a period not to exceed 90 days.

This is a recommendation of the Planning and Zoning Commission. Add a new (2) and renumber following subsections. This also applies in commercial, business park and industrial zones.

2. Commercial and Business Park Zones

The following standards apply to the temporary and permanent use of storage containers located in all Commercial and Business Park Zones ~~on property zoned SC, CC, HC, CS, CB and BP.~~

3. Industrial and Public Lands Zones

The following standards apply to the temporary and permanent use of storage containers located in the Public Facility and all Industrial Zones ~~on property zoned LI, HI and PF.~~

- Page 40.60-11

Table 10-40.60.040.A Design and Development Standards

Parking	Parking shall be in compliance with Division 10-50.80 (Parking Standards) and the parking standards in Division 10-40.40 (Transect Zones).
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10-40.60.040. Accessory Dwelling Units (ADUs)

- Page 40.60-12

A. Applicability

Accessory dwelling units (ADUs) or Carriage Houses (See Section 10-50.110.040 Carriage House), where allowed by Division 10-40.40 (Transect Zones) and Division 10-40.30 (Non-Transect Zones), are subject to the following requirements and standards.

10-40.60.070 Animal Keeping

- Page 40.60-22

Delete the contents of this section from the new Zoning Code. The standards and regulations for animal keeping will instead be moved to City Code Title 7 (Health and Sanitation) where other nuisance provisions are provided. As part of the work to draft a Property Maintenance Ordinance next year following adoption of the new Zoning Code, amendments to the animal keeping provisions of City Code will be prepared.

In this section insert the following to establish an appropriate cross reference to the City Code:

Standards for the keeping of animals, including but not limited to, bee keeping, domestic animals, hoofed animals and fowl, are provided in City Code Title 7 (Health and Sanitation).

10-40.60.140 Community Garden

- Page 40.60-28

D. Abandoned or Unproductive Community Gardens

If a community garden is left in an unproductive state for longer than a period of 12 months, the garden coordinator or other individual(s) responsible for the community garden ~~it~~ shall ensure that it is ~~be~~ replaced with landscaping in compliance with Division 10-50.60 (Landscaping Standards) or seeded in accordance with Title 17 of the Engineering Standards.

This amendment established who is responsible for seeding or landscaping a community garden that is left in an unproductive state, and provides an option (seeding) beyond landscaping.

10-40.60.150 Day Care Home and Center

- Page 40.60-29,30

A. Day Care Home

~~1. No more than eight children for less than 24 hours per day. The maximum number of eight children shall be reduced in number by the number of children residing in the dwelling under the age of 14.~~

This information is already established in the definitions as it is for a day care center and it does not need to be duplicated here..

B. Day Care Center

5. The hours of operation shall not create adverse impacts on adjoining properties.

This is added to be consistent with the equivalent standards for a Day Care Home.

10-40.60.190 Homeless Shelter

- Page 40.60-34

Homeless shelters, which include emergency shelters, short term housing, and transitional housing, shall meet the following development and performance standards:

A. Require Good Neighbor Meetings and a Good Neighbor Agreement (Management Plan)

The intent of the meeting is to ensure that residents and owners of neighboring properties ~~shelter owners and operators~~ are informed of the effects upon neighboring properties of homeless shelters operating such a facility, and shelter owners and operators are educated about ways to mitigate, reduce, or eliminate potential impacts upon neighboring properties. Owners and operators shall implement a Good Neighbor Agreement (Management Plan) when establishing a shelter. The Management Plan must be solidified as an agreement with neighboring properties and the shelter in order to detail agreed upon ways to mitigate, reduce or eliminate potential impacts upon neighboring properties.

This amendment brings clarity to this paragraph as it was poorly constructed.

- B. A ~~homeless shelter may waive the~~ Good Neighbor Agreement (Management Plan) ~~for a homeless shelter may be waived~~ only when the City Manager waives the requirements that the applicant organizes, hosts, and participates in a Good Neighbor meeting upon finding that the needs of the facility's clients for anonymity and a safe and secure environment would be compromised by such a meeting.

This is a clerical amendment to ensure the sentence is written in an active voice, rather than a passive voice.

- D. Adequate external lighting shall be provided for security purposes. The lighting shall be installed in compliance with Division 10-50.70 (Outdoor Lighting Standards) ~~stationary, directed downward and shielded so as not to produce off-site glare~~

This amendment provides a cross reference to the Outdoor Lighting Standards in the new Code.

- Page 40.60-45

10-40.60.250 Planned Residential Development

A. Applicability

Delete subsection 1 and renumber following subsections.

1. ~~Planned residential developments apply to parcels located within the Resource Protection Overlay (RPO).~~

PRDs should apply in all zones consistent with the LDC.

A.23. Affordable Housing (Division 10-30.20) may utilize planned residential development standards in any zone. ~~The affordable housing development does not need to be in the RPO.~~

This sentence is unnecessary.

B. Building Types for Planned Residential Development

Planned residential developments may integrate different building types as identified in Table A (Planned Residential Development Building Type Options); however, they shall be planned as [an integrated site planning process under](#) one development -or as a Traditional Neighborhood Community Plan in compliance with Section 10-30.80 (TNCP). (Refer to Division 10-50.110 Specific to Building Types.) [The Director may approve the integration of building types not specifically listed in Table A, provided that the building type meets the intent of the Zone. For example, within a MR or HR Zone, an apartment building is also an appropriate building type.](#)

This amendment allows for the application of other building types not specifically listed in Table A consistent with similar language in the Land Development Code..

10-40.60.270 Secondary Single-Family Dwelling

- Page 40.60-50

Applicability

Secondary Single-Family Dwellings are existing detached residential units [\(except for Accessory Dwelling Units\) located in MR and HR Zones established prior to November 5, 2002, on lots located in the MR and HR Zones not subject to the Resource Protection Overlay](#), that are established either as second units on existing lots or parcels, or in connection with a Modified Subdivision Process (See Division 11-10.90) or Land Splits and Combinations (See Division 11-10.100) for existing improvements, whichever is applicable. ~~ADUs do not apply in this Section.~~

This amendments establishes an effective date for this provision consist with the Land Development Code and corrects its application to only the former RM-L-E and RM-M-E zones.

- Page 40.60-51

Table 10-40.60.290270.A: Secondary Single-Family Dwelling

- Lot Requirements
 - Lot Size: Change 6,000 sf to 5,000 sf. Also change 2,400 sf to 2,000 sf.

- Also in the Lot Size, Lot Width and Lot Depth rows, change the text as follows:

~~Parcel proposed to be divided~~ If the parcel is proposed to be divided;

- Utilities

- If the parcel is proposed to be divided, each residential unit shall be provided with separate utility services in approved locations, subject to the provision of utility easements as necessary. ~~Utility easements as necessary.~~

This amendment inserts important text from the Land Development Code regarding the need for separate utility services that was omitted.

10-40.60.280 Telecommunication Facilities

- Page 40.60-53

Throughout this section correct the spelling of ~~collocation~~ to co-location.

- Page 40.60-55

7. Landscaping

Landscaping shall be used to mitigate the visual impact of telecommunications facilities and ancillary structures. Evergreen plant material of a minimum height of five feet shall be planted adjacent to the exterior of any wall or fence a minimum of every ~~10~~⁵ feet on center. The Director or the Planning Commission may waive or reduce these landscaping requirements if it determined that there use is unnecessary or impractical to provide necessary screening.

This amendment provides for some flexibility in those situations where existing site conditions already provide sufficient screening or where it is impractical to provide water for irrigation for landscape materials.

Chapter 10-50: Supplemental to Zones

Division 10-50.20: Architectural Design Standards

10-50.20.020 Applicability

- Page 50.20-1

Applicability

A. The standards found within this Division shall apply to all ~~development~~ development within the City in accordance with the requirements and procedures established in Section 10-20.40.140 (Site Plan Review and Approval) and as follows:

1. Applications for site plan review or expansions involving commercial, multi-family (duplex and greater), business park and institutional uses containing greater than 1,000 square feet of gross floor area, or expansions greater than 25 percent of gross floor area. ~~(Building additions, either with a single addition or cumulative additions subsequent to February 1, 2002 (the effective date of the original Design Review Guidelines) is Zoning Code,~~ will count towards the 25 percent expansion of gross floor area);
2. Applications for conditional use permits ~~within the City of Flagstaff; except as follows; and,~~
3. ~~Applications~~ Applications involving façade changes to street frontage building elevations.
4. Applications for new development in Historic Districts shall comply with these standards as well as any design standards established for the district.

B. The standards found within this Division shall not apply to the following:

- 1. Individual single-family dwellings;
- 2. Industrial buildings outside of business parks; ~~or,~~
3. ~~C.~~ Buildings within a Traditional Neighborhood Community Plan (See Division 10-30.80) or historic overlay (See Division 10-40.50 (Overlay Zones)) that provide architectural standards; or,
— ~~Nonstructural remodeling of façade treatment.~~

Added thresholds for applicability from the LDC. The Commission moved to delete this last sentence to ensure that all façade treatments on buildings are subject to design review.

- Page 50.20-1
Insert additional photographs (may require an additional page) showing more contemporary designs that are appropriate in Flagstaff, such as Collections Building at the

Museum of Northern Arizona, Community College, the YMCA, or the Credit Union on University and Woodlands Village.

10-50.20.030 Architectural Standards

- Page 50.20-3

a. Primary Materials

A.1.a.(3) Rusticated metal, board and batten siding, and pPainted or stained wood lap or in shingle pattern, where appropriate to the building use, style and setting.

These are appropriate primary building materials for Flagstaff.

b. Secondary Materials

(1) ~~These building materials are~~ Non-indigenous or non-traditional building materials may be used as a secondary or accent material. They may not be used as a primary material, but they may be used as a secondary material, composing up to 25% of the walls visible from the public way (excluding glass). These materials include the following:

(a) Highly reflective,

(b) Stucco (and its artificial derivatives) ...

~~(c) Stucco is also acceptable when applied to straw bale, insulated concrete form walls, and similar high performance wall systems.~~

(2) Exceptions to the use of secondary materials in the design of a building may be granted if the applicant can demonstrate that all of the following conditions have been satisfied;

(a) The design of the building(s) meets or exceeds all other architectural design requirements;

(b) The design is compatible with the context of the area within which it is located (See also Section 10-30.60.080 (Compatibility));

(c) The use of stucco shall emulate masonry construction with deep recessed windows and doors, and other expressions of thick walls;

(d) Stucco shall always be placed below other non-masonry materials on a building; and,

(e) The proposed design should be an established architectural style representing the use of stucco in Flagstaff, such as a Territorial style (represented by for example, the El Pueblo Motel), a Tudor style (for example, the Flagstaff Railway Station) or the Craftsman style cottages in the Flagstaff Townsite historic neighborhood.

This amendment provides criteria to allow flexibility in the application of secondary materials such as stucco where appropriate in Flagstaff.

2. Color

A.2.a(2) A minimum of 75% of the exterior walls seen from a public way ~~should~~ shall have muted colors and earth tones.

This revision is consistent with the LDC.

- Page 50.20-3

B. ~~Applicable to Non-Transect Zones~~ Building Mass and Scale

1. Scale

It is important that a building be scaled to its context (See also Section 10-30.60.080 (Compatibility)). In order to reduce building scale, each major site development shall provide at least two of the following four standards:

- b. Provide ~~The primary entrance shall have~~ a human scale to the primary entrance.

~~(1) Provide a one-story element at the building entrance.~~

2. Building ~~Massing~~ Length

For all buildings, wall planes shall be divided into modules that express traditional dimensions such that a primary façade plane shall not exceed ~~Buildings, longer than~~ 75 feet in length. If a wall plane exceeds this dimension, then a jog shall be provided to divide it into subordinate elements each less than 75 feet in length. The depth of the jog shall be a minimum of 20% of the height of the wall plane. In addition, ~~shall employ a combination of~~ at least two of the following techniques shall be employed:

- c. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 20% of the vertical height of an adjacent wall plane or building mass;
- d. Change the roof form to express different modules of the building mass; and/or,
- e. Divide large wall planes into smaller components by changing. ~~Change~~ the arrangement of windows and other façade articulation features, such as columns or strap work ~~that divide large wall planes into smaller components~~.

3. Roof Form

Incorporate at least two ~~a combination~~ of the following features to add architectural articulation and reduce perceived scale. ~~All roof forms shall have at least two of the following features:~~

4. Street Level Interest

- a. Provide ~~Street levels of a building shall provide~~ visual interest to pedestrians at the street level of a building.
- b. Provide visual interest in walkable environments with retail or service uses ~~provide visual interest~~ with:

- (1) A display window providing views to activities in the building; or,
 - (2) A display case with exhibits, where internal functions do not permit windows; or,
 - (3) A decorative wall surface, such as a mural or sculptural feature.
- c. ~~A~~Large expanses of blank wall shall not be used when a façade faces a public way or a major pedestrian route.

6. Garage Doors

To decrease the prominence of garage doors and emphasize front entryways, the following strategies shall be used.

- a. Recess garage ~~Garage~~ doors ~~shall be recessed~~ 18 inches or more into a wall plane or behind architectural elements ~~to emphasize front entryways, and to decrease the prominence of the garage doors.~~
- b. One-car or two-car garage doors shall be used for garage door openings. Garages providing parking for more than two cars shall use a combination of one-car and two-car garage doors.
- c. ~~Garages providing parking for more than two cars shall use a combination of one-car and two-car garage doors to provide access.~~

Division 10-50.30: Building Height

10-50.30.030 How Building Height is Measured

- Page 50.30-1
 - A.1.a. Insert a new sub-paragraph (3) as follows:

(3) Applicants shall be responsible for compliance with the height requirements of this Division and verification of the field accuracy of contour data.

This amendment ensures that an applicant is responsible for the accuracy of contour data from which building height is measured.

- Page 50.30-2

Figure A – add the dimension of the additional plane as 5 feet higher than the base plane.
- Page 50.30-3

2. Overall Building Height

 - a. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.
 - b. ~~The e~~Overall building height shall not exceed the building height plane, described in Subsection 1 above, except as follows:

- (1) The following elements attached to a building shall be excluded from the height measurement with the limitation that the total area covered by such elements shall not exceed 20 percent of the roof area of the building:

~~(a) Antennas;~~

~~(b)(a)~~ Chimneys;

~~(c)(b)~~ Stair and elevator towers;

~~(d)(c)~~ Mechanical equipment; and,

~~(e)(d)~~ Steeples, towers and other unoccupied architectural features provided that such features may extend a maximum of 20 percent above the building height plane allowed for the zone.

This amendment is intended to resolve the Commission's concerns to provide a limit on the height of steeples, etc.

- b.(3) The height of flagpoles shall be limited to the allowable building height of the zone in which it is located (Refer to the Building Forms Standards tables in Chapter 10-40 (Specific to Zones)). ~~The following freestanding elements shall be excluded from the height measurement:~~

~~(a) Flagpoles;~~

~~(b) Solar paneling; and,~~

~~(c) Solar water heaters.~~

The standards in the original Public Review Draft did not make sense. This revision provides for regulating the height of flagpoles consistent with the LDC.

- Page 50.30-4

4. Basements/Basement Garages

Exterior walls of bBasements or basement garages~~walls~~ visible from a street shall not exceed nine feet in height measured from the exterior finished grade to the finished floor of the floor above.

This allows for garages to be built under a house and buried into natural grade. [Individual 1]

- Page 50.30-5

Table 10-50.30.030A Minimum Height of a Floor – Transect Zones

- Add an ² to the last column of this table (Single-family Residences), as follows:

² This standard does not apply in T2, T3N.1 or T3N.2 T4N.1 or T4N.2 where single-family building types are permitted.

This amendment will ensure that single-family building types in these transects do not have to comply with the floor-to-ceiling height regulations established in this table to accommodate, increased volumes for great rooms, etc.

Division 10-50.50: Fences and Screening

10-50.50.030 General Fencing and Screening Standards

- Page 50.50-3

C. Utility Boxes

Utility boxes and cabinets shall be screened by solid fences and walls that match the building materials of the primary building on the site, or evergreen landscape materials planting shall be used to screen utility boxes as shown in Figure A. (Utility Box Screening). Where feasible, utility boxes and cabinets shall be sited to the rear or side of a building, or in a location where visibility from public rights-of-way is minimized.

This amendment ensures as much as possible that utility boxes are appropriately located in a site, provided that Utility Company requirements can also be satisfied.

[Individual 1]

- Page 50.50-5

10-50.50.040 Screen Walls

B. All screen walls required by ~~the requirements of~~ this Zoning Code that are greater than 24 feet in length shall be shall be designed and constructed to break up the lineal expanse of such walls with a staggered centerline, pilasters, three-wall enclosures, varying heights, the installation of extra plant materials, or varying the landscaped area contours by creating berms to ~~lessen~~ improve the visual impact of the wall.

This amendment suggests a threshold under which the requirement for breaking up a wall will not apply.

Division 10-50.60: Landscaping Standards

10-50.50.010 Purpose and Benefits

- Page 50-60.1

A. Purpose

1. The intent of this Division is to provide landscaping standards to:
 - a. Establish and preserve sustainable landscaping that reflects the unique natural character of Flagstaff;
 - b. Improve community aesthetics;
 - c. Conserve energy, water, and other natural resources;
 - d. Improve the quality of the environment by enhancing air quality and reducing the spread of ~~inappropriate~~ invasive plant species ~~weeds~~;
 - e. Protect native and low maintenance ~~appropriate~~ naturalized plants; and
 - f. Provide an applicant with maximum flexibility while ensuring that the public interests are protected.

- Page 50-60.2

B. Sustainable Landscaping

This Division creates the framework for sustainably designed landscapes. ~~Appropriately designed~~ Landscapes designed for Flagstaff's unique natural environment contribute to a sense of community and result in many environmental, aesthetic, and economic benefits.

Some of the major benefits of sustainable landscaping are summarized in Table A (Benefits of Sustainable Landscaping).

The revisions proposed above in this Section are for improved clarity and are self-explanatory.

- Page 50-60.3

Table 10-50.060.010.A Benefits of Sustainable Landscaping

Preserving [and introducing](#) native vegetation on a development site is essential to a sustainable landscape because native vegetation:

10-50.60.020 Applicability

- Page 50.60-5

The provisions of this Division shall apply to new ~~developments~~ and existing development as follows. Exceptions are provided in Subsection C.

A. New Developments

All new nonresidential and residential developments shall provide landscaping in compliance with this Division.

B. Existing Development

A single addition or cumulative additions subsequent to May 7, 1992, that meet the following thresholds, shall provide landscaping in compliance with this Division.

1. An expansion or alteration of an existing nonresidential or residential use that results in a 25 percent or more increase in dwelling units, gross floor area, seating capacity, or parking spaces, either with a single or cumulative addition(s) or expansion(s).

2. Change or intensification of a use that increases the required parking by 25 percent or more. If the required additional parking is less than 25 percent, then landscaping is only required for the new parking spaces in compliance with Section 10-50.60.050 (Landscaping Standards).

~~2.3.~~ Developments or uses requiring a Conditional Use Permit.

10-50.60.030 Landscaping Plans

- Page 50.60-6

C.6. Existing and proposed contours based on the proposed grading plan. Contour intervals of one foot are preferred, but a maximum of two foot contour intervals will be accepted. Exceptions to contours may be made based on site size or if other circumstances require a different interval, as approved by the Director. [In addition to contours, spot elevations based on the proposed grading plan shall be added to identify proposed changes in grade;](#)

10-50.60.040 Landscape Location Requirements

- Page 50.60-10

A.1.d. No trees shall be allowed in utility easements or natural drainage courses. However, ~~Grasses are acceptable~~ for stabilization purposes, these areas may be seeded in compliance with Subsections C and D below.

A.2. Parking areas shall be landscaped and unused areas shall be ~~landscaped~~ seeded in compliance with Subsections C and D below.

- Page 50.60-12

Table 10-50.60.040.B: Buffer and Screening Requirement

Proposed Use Category ^{1,4}	Peripheral Buffer Requirement Based on Adjacent Existing Uses or Zone ²			
	Commercial	Industrial	Resources/ Open Space	<u>Residential</u>
<u>Business Park</u>	<u>15' wide buffer</u>	--	<u>15' wide buffer</u>	<u>15' wide buffer</u>
Industrial, Manufacturing, Processing & Wholesaling	5' wide buffer	--	10' wide buffer	<u>15' wide buffer</u>
<u>Institutional</u>	<u>5' wide buffer</u>	<u>5' wide buffer</u>	<u>5' wide buffer</u>	<u>10' wide buffer</u>
Ranching, Forestry & Resource Use	--	--	--	--
Recreation, Education & Public Assembly	10' wide buffer	10' wide buffer	5' wide buffer	<u>15' wide buffer</u>
Residential	<u>15' wide buffer</u>	15' wide buffer	10' wide buffer	--
Retail Trade	--	5' wide buffer	5' wide buffer	<u>15' wide buffer</u>
Services – General	--	5' wide buffer	10' wide buffer	<u>15' wide buffer</u>
Transportation & Infrastructure ³	5' wide buffer	5' wide buffer	10' wide buffer	<u>15' wide buffer</u>
Urban Agriculture	5' wide buffer	5' wide buffer	5' wide buffer	<u>5' wide buffer</u>

End Notes

¹ Use categories are based off use categories in the land use types tables in Chapter 10-40 (Specific to Zones).

² Buffer and screening requirements shall be based on adjacent existing uses. If adjacent sites are vacant, requirements are based on the underlying zone.

³ With the exception of parking facilities, which are addressed in Subsection C.

⁴ Parking areas for all uses adjacent to residential uses shall be screened by a solid fence or wall a minimum of 6 feet in height or a 10-foot wide buffer, to the maximum extent feasible.

The revisions proposed include adding additional buffer requirements for business park uses as required in the intent/description of this zone, and to ensure that parking areas in all uses are adequately buffered from adjoining residential uses.

Also, a new Residential column has been added to this table to be consistent with the format and structure of the table as it is currently missing.

- Page 50.60-13

1. Amount of Parking Area Landscaping [NEW]

~~b. Existing trees that can be preserved where the grading does not cut them off from drainage and the area under the overstory remains relatively undisturbed can count toward interior parking landscaping.~~

This paragraph may be deleted because a more comprehensive new subsection regarding credits for existing trees is provided in Section 10-50.60.050.A.1.g.

- Page 50.60-14

Figure B. Interior Parking Area - Landscape Location Requirements

This figure will be redrawn to reflect the application of the landscape requirements of this Code.

c. Interior Parking Area - Landscaping Amount

Planter areas between parallel rows of parking spaces, terminal islands, and islands separating adjacent parking areas shall have a minimum of ~~one-two~~ 15-gallon trees and ~~two-three~~ shrubs or two groundcovers, in compliance with Section 10-50.60.050.B, for every eight parking spaces. Groundcover should cover areas between shrubs based on shrub size at maturity (see Table 10-50.60.050.B (Plant Sizes)).

[Individual 2]

3. Screening Parking Areas

a. In addition to Subsection 1, planting and screening ~~around the perimeter~~ along the boundaries of a parking area that are adjacent to a street shall be used to break up continuous parking areas by providing color and interest through the use of appropriate landscape materials and through the preservation of existing vegetation.

b. Landscape screening along the perimeter of parking areas shall be a minimum of 3.5-feet in height. One of the following methods of forming a screen along the full length of the ~~property~~ parking area located adjacent to a street shall be used, except where breaks are needed to provide access for pedestrians, bicycles, vehicles or required clear view zone (Refer to Engineering Standards Title 10, Section 10-06-020 (Intersection Sight Triangles, Clear View Zones)).

Only parking areas next to a street are required to be screened.

- Page 50.60-15

D.1. Unused Areas

In all zones any area of a development site not intended for a specific use, including a commercial pad site intended for future development, shall be ~~landscaped~~ seeded in accordance with Title 17 of the Engineering Standards, unless retained in its natural state, and the Director determines that landscaping is not necessary to achieve the purposes of this Division.

[Individual 2]

- Page 50.60-16

2. Landscaping Around Buildings

Landscaping areas shall be planted and maintained within 25 feet around buildings (i.e. foundation planting).

10-50.60.050 Landscaping Standards

- Page 50.60-16

Delete A.1.g. and add:

- g. ~~Providing landscaping buffers to aid in fire protection between development areas and natural areas in highly vegetated areas of the City identified as being fire prone.~~

g. Existing trees preserved on a development site where the area under the canopy remains relatively undisturbed may be credited toward landscape tree requirements, subject to the following standards:

- (1) Each existing tree that is a minimum of six~~four~~ inches in diameter at breast height (DBH) or 10 feet in height or larger may substitute for the requirement of two~~one~~ required evergreen landscape trees.
- (2) For each existing tree retained in a landscape area, the requirement for shrubs and groundcovers associated with that tree will be waived.

This amendment is consistent with a similar provision in the existing LDC. By crediting each preserved tree with 2 new evergreen trees, an incentive for preserving on-site trees is created.
[Individual 2]

- Page 50.60-17

Table 10-50.60.050.A: Required Plant Quantities			
Landscape Area	Trees (On Average)	Shrubs ^{1,2} (On Average)	<u>Groundcover</u> (On Average) Vegetation Coverage¹ (At Maturity)
<u>Street Buffer (Ind. And Business Park Zones)</u>	<u>1 per 15 linear feet</u>	<u>3 per tree</u>	<u>2 per tree</u>
Street Buffer (All other Zones)	1 per 25 33 linear feet	23 per tree 1 per 6 linear feet	23 per tree 100%
Peripheral Buffer	1 per 25 33 linear feet	23 per tree 1 per 6 linear feet	23 per tree 100%
Parking Area ⁴	1 2 per 8 parking spaces	23 per tree 3 per 8 parking spaces	23 per tree 100%
Parking Lot Screening	Not Required	<u>2 shrubs per parking space adjacent to a street to achieve 80% visual screening³</u> Shrub Coverage² Min Height: 3½ feet	
Building Foundation	1 per 25 33 linear feet	23 per tree 1 per 6 linear feet	23 per tree 50%
Unused Areas	<u>Disturbed, unused areas are to be seeded in accordance with Engineering Standards (Title 17)</u> 1 per 33 linear feet or 1 per 300 sf, whichever is greater 1 per 6 linear feet 100%		
End Notes			
¹ Two three one-gallon groundcover plants may be substituted for one required five gallon shrub, unless the shrubs are required for a street buffer or for parking lot screening.			
² Two three one-gallon native shrubs may be substituted for one five-gallon shrub.			
End Notes			
¹ Vegetation coverage applies to all surfaces, within required landscape areas, outside of tree driplines and around mature shrubs. Coverage shall be achieved with groundcover, with the exception of parking lot screening.			
² Only shrubs, not groundcover, may apply to achieve coverage quantity.			
³ <u>A solid fence or wall designed and constructed in accordance with Division 10-50.50 (Fences and Screening Standards) may be substituted for required shrubs, or a combination of fencing/wall and shrubs may be substituted.</u>			
⁴ <u>In the SC commercial zone, 3 trees per 8 parking spaces shall be required.</u>			

Based on testing of the plant quantities suggested in the first draft on three different properties that were reviewed under the LDC's landscape standards, it was suggested that 1 tree per 33 linear feet seemed appropriate. However, based on further testing and extensive conversations with two local landscape architects it was agreed that to establish a relationship between the number of trees on a site and the requirements for shrubs and groundcovers made sense and would simplify the application of a standard for number of shrubs as "one per 6 linear feet" was problematic as it could result in linear landscape designs rather than clustered/clumped landscape designs. Ultimately after a very detailed review of the proposed CVS Pharmacy site, it has been suggested that reducing the 1 tree per 33 linear feet to 1 tree per 25 linear feet better addressed the goals of landscaping in Flagstaff, as did reducing the number of shrubs or groundcovers from 3 per tree to 2 per tree. In the professional's opinion, this ensured better consistency with the quantities currently required in the LDC for new development projects, and it provided a good balance between the number of shrubs and ground covers needed to fulfill ~~landscaping's~~ landscaping purpose without increasing cost.

Based on further review of this Division, staff realized that the additional landscaping requirements for business park uses as required in the intent/description of this zone had been omitted from the draft new Zoning Code, as had the existing standards for buffering industrial and suburban commercial uses.

- Page 50.60-17

Table 10-50.60.050.B: Plant Sizes		
Minimum Planting Required		
Trees	<u>Non-native Trees</u> <u>Native Trees</u>	<u>Trees shall be 6' tall or 2" caliper</u> <u>15-gallon containers</u>
Shrubs	<u>Non-native Shrubs</u> <u>Native Shrubs</u>	<u>5-gallon containers</u> <u>1-gallon containers</u>
<u>Groundcover</u>		<u>1-gallon containers</u> 5-gallon containers
	Native Shrubs	1-gallon containers

Change the minimum planting required column for Non-native trees from one 15-gallon container, trees 6' tall or 2" caliper as originally proposed in the attachment to the staff report to "Trees shall be 6' tall or 2" caliper. This ensures that a larger size tree is required to be installed because under the original proposal only 15 gallon trees would have been selected because they are cheaper.

[Individual 2]

- Page 50.60-18
 2. a. Trees may be planted at varying distances apart to create more natural landscape designs provided that the ~~if one tree per for every 33~~ linear ~~foot~~ feet requirement established in Table 10-50.60.050.A is applied as an ~~provided on~~ average.

2.b. A required landscape area that is between 15 and ~~25~~³³ linear feet long shall contain a minimum of one overstory tree.

f. No trees shall be planted within utility easements or natural drainage courses.

3.e. ~~Artificial turf or~~ Artificial shrubs shall not be allowed. Artificial turf may be installed provided it has a permeable base. Any artificial turf area shall not count as required landscape area, and shall not exceed the area allocated for an oasis as defined in Subsection C. below.

[Individual 2]

- Page 50.60-19

4. Planter Width Appropriateness

When plants are intended for screening purposes, an ~~adequate~~^{appropriate} width of planter area shall be provided for the plants to grow and develop ~~work~~ as intended.

- Page 50.60-19

C. Oasis Allowance

An oasis (See Section 10-50.60.060.A (Hydrozones)) is an area where turf, non-drought tolerant plants and vegetable gardens are permitted. Plants not listed on the Landscape Plant List (Refer to Appendix 3) may be used in an oasis if the plants are grouped in separately programmed irrigation areas according to their water requirements. An oasis area is not required, but is permitted. The location and maximum area on a site that may be used for oasis areas, including those located in a street buffer, are determined as follows.

10-50.60.050 Landscaping Standards

- Page 50.60-20

6. Use of Edible Landscaping

~~Oasis areas consisting of~~ Edible landscape plant materials ~~ing designed for a site containing a restaurant or similar food preparation facilities (e.g. schools or churches)~~ may be ~~permitted at a 10 percent larger allowance than allowed in Subsection C~~ incorporated into required landscape areas provided they meet the intent and purpose of this Division. Areas dedicated to the production of food such as vegetable gardens, shall not count as required landscape area.

This revision was offered by Friends of Flagstaff's Future Transition Team with amendments by City staff.

Revise the definition of Edible Landscaping in Chapter 10-80 as follows:

Edible Landscaping: ~~Food plants typically grown in a vegetable garden such as lettuce, beans, peppers, etc. as well as native plants such as berries that are grown for human consumption~~ Plant materials that may be used for landscaping purposes as defined in Division 10-50.70 (Landscaping Standards) which are in large part composed of plants with edible parts- (e.g. Blue Elderberry).

Add a definition of Urban Agriculture in Chapter 10-80 as follows:

Urban Agriculture: The production of food within urban areas in for example vegetable gardens or orchards, for local food consumption.

- Page 50.60-20
 7. **Exceptions** (Add)
 - e. Food production sites such as community gardens.
This revision was offered by Friends of Flagstaff's Future Transition Team with amendments by City staff.

- Page 50.60-21
 8. **Opportunity for Greater Oasis Allowance**
 The oasis area may be increased by 10 percent if non-potable (greywater), reclaimed water from the City's reclaimed water lines is available, or an active rainwater harvesting system, with a minimum storage capacity of 1,000 gallons, is installed and stored water is used onsite, in compliance with storm water and runoff requirements in Subsection 10-50.60.060.F.

10-50.60.060 Water Use and Irrigation

- Page 50.60-21
 - B. **General Irrigation Standards**
 1. Potable water use is not allowed for the irrigation of turf areas, except for turf used for parks, playing areas or sports fields where harvested rainwater, grey-water use or reclaimed water is not available.
This revision was offered by Friends of Flagstaff's Future Transition Team with amendments by City staff.

- Page 50.60-24
 - D. **Irrigation System Specifications**
 1. All required landscape areas shall be irrigated with permanent drip-irrigation or low flow bubblers or with other low-tech watering systems that minimize water use and soil evaporation, unless temporary irrigation systems are allowed in compliance with Subsection 8 below.
This revision was offered by Friends of Flagstaff's Future Transition Team with amendments by City staff.

- Page 50.60-25
 - F. **Stormwater Runoff and Water Harvesting**
 3. **Rainwater Harvesting**
 The City Council established a Rainwater Harvesting Stakeholder Group in the spring of 2010 tasked with developing policies and standards for the incorporation of rainwater harvesting into existing City codes and ordinances. This group has completed their work, and in late November or early December will be presenting their recommendations to the City Council following a presentation to the Water Commission in November month. The formal recommendation of the Rainwater Harvesting Stakeholder Group is attached at the end of this report.

Staff has not at this time made any recommendations on whether the Rainwater Harvesting Stakeholder Group's recommendations should be included in the new Zoning Code as written, or in an amended form. Note that Friends of Flagstaff's Future Transition Team recommends the inclusion of these recommendations as a requirement of this Section of the new Zoning Code.

The Planning and Zoning Commission made no recommendation to the City Council on the report from the Rainwater Harvesting Stakeholder Group, and instead recommended approval of the draft Code as written.

10-50.60.070 Maintenance

- Page 50.60-26

B. Use of Pesticides and Herbicides

1. General

If pesticides and herbicides are used in landscape areas, organic pest control methods are preferred over synthetic pesticide use. Pesticides ~~they~~ shall be applied in compliance with the Arizona Department of Environmental Quality (ADEQ) "Groundwater Protection List" and the "Best Management Practices" for pesticide and herbicide application.

This revision was offered by Friends of Flagstaff's Future Transition Team with amendments by City staff.

2. Riparian corridor watercourse, wetland, or stormwater drainage

Pesticides, herbicides and fertilizers shall not be applied within 50 feet of a riparian corridor watercourse, wetland, or stormwater drainage except as allowed by the Director for the following circumstances and when pesticide or herbicide applications will be done by a City approved applicator:

- c. The Director finds that the use of pesticides and herbicides will have no adverse impact to fish and wildlife. Such a determination may be in the form of best management practices or an integrated pest management plan;
- d. The use of a herbicide ~~pesticide~~ to control invasive plants would have less overall environmental impact than other control strategies; or

Division 10-50.70 Outdoor Lighting Standards

10-50.70.030 Applicability

- Page 50.70-3

Add a new Paragraph F. as follows:

F. In accordance with A.R.S. 49-1101, all outdoor light fixtures on property or buildings that are owned and operated by the City of Flagstaff shall be fully shielded. Except that outdoor light fixtures for a municipal recreational area or municipal sports facility shall be fully or partially shielded.

10-50.70.050 General Requirements - All Lighting Zones

- Page 50.70-6

- 2.b. Fully shielded light fixtures installed as described below shall be included in the Total Outdoor Light Output by adding only 25 percent of the initial lumen outputs of the lamps used;
- 2.c. Fully shielded light fixtures installed as described below shall be included in the Total Outdoor Light Output by adding only 10 percent of the initial lumen outputs of the lamps used;

This amendment clarifies that of the total fully shielded lights within each of these categories, only 25% or 10% of the total lumen output is counted toward the total for the site. This is a significant incentive!

The following two illustrations need to be redrawn and revised to make them clearer and to be consistent with the other illustrations in the Code, and inserted on page 50.70-7.

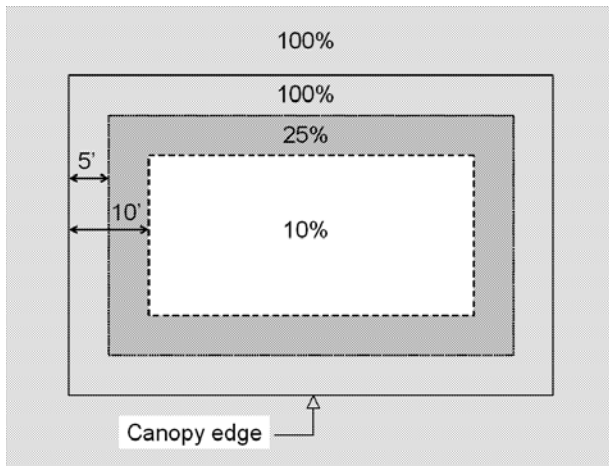


Illustration 10-50.70.050.A: Plan view of a canopy, showing fixture location and initial lamp output percentage counted toward Total Outdoor Light Output

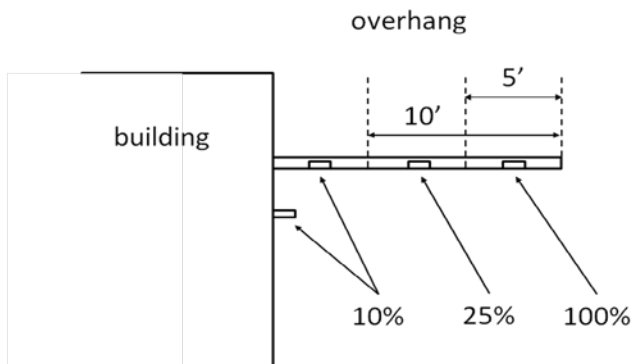


Illustration 10-50.70.B: Elevation view of a canopy or overhang attached to a building, showing Fixture location and initial lamp output percentage counted toward Total Outdoor Light Output

10-50.70.0050 General Requirements – All Lighting Zones

- Page 50.70-13

L. Internally Illuminated ~~Architecture~~Architectural Elements

~~—O. Certification of Installation~~

~~On projects where an engineer or architect is required, an engineer registered in Arizona shall verify in writing to the City that all lighting was installed in accordance with the approved plans.~~

The Planning and Zoning Commission recommended deletion of this section as the building inspectors or planning case managers ensure compliance with the Code.

10-50.70.070 Prohibited Outdoor Lighting

- Page 50.70-13
 - B. The installation, sale, offering for sale, lease, or purchase of any mercury vapor light fixture or lamp for use as outdoor lighting.
Add the applicable A.R.S. statutory reference here to clarify how the City can regulate the sale of these fixtures.

Division 10-50.80: Parking

10-50.80.020 Applicability

- Page 50.80-1
 - A. **Parking Space Requirement**
On-site parking shall be required in all zones, and shall apply to the following:
 1. New development;
 2. An enclosed new building addition that results in an increase in the gross floor area of 25 percent or more;
 - ~~2.3.~~ Changes in land use; and,
 - ~~3.4.~~ Changes in intensity of buildings or structures made subsequent to the effective date of this Zoning Code of 25 percent or more of:
 - a. Gross floor area;
 - b. Seating capacity;
 - c. Dwelling units;
 - d. Parking spaces; and/or,
 - e. Other units of measurement listed in Table 10-50.80.040.A (Motor Vehicle Parking Spaces Required).
 5. Within the Commercial Business (CB) Zone, the following provisions shall also apply:
 - a. The portion of a new building's or new addition's gross floor area that exceeds the site's previous existing building's gross floor area, excluding open decks and patios; or;
 - b. For any change of use within the CB Zone, even if such change of use increases the demand for parking (such as a change from a retail use to a bar or restaurant use), additional parking otherwise required for such change of use is not required.

This suggested amendment captures existing provisions of the LDC relative to the existing C-5-E district that were not inserted into the new Zoning Code.

10-50.80.030 General Parking Standards

- Page 50.80-3

A.2. Parking of Commercial Vehicles in Residential Zones

Under no circumstances shall required off-street parking facilities accessory to residential structures be used for the storage or parking of commercial vehicles associated with a business operation other than for a permitted home occupation at the same location, or a commercial vehicle owned by the resident that is less than or equal to 14,000 gross vehicle weight rating (GVWR). Such residential parking facilities shall not be used for the parking of motor vehicles belonging to the employees, owners, tenants, visitors, or customers of nearby commercial or manufacturing establishments.

This amendment allows the owners of small businesses (such as plumbers, contractors, etc.) to use their commercial vehicles on a daily basis from their homes. However, large commercial vehicles (i.e. those over 1 ton, would not be permitted.

10-50.80.040 Number of Motor Vehicle Parking Spaces Required

- Page 50.80-5

C.1. Maximum Number of Parking Spaces

~~D~~Developments over 120,000 square feet in floor area or containing 2550 or more residential units shall not exceed the minimum number of parking spaces by more than five percent.

- Page 50.80-6

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

- Residential Parking: Amend "Guest Spaces" as follows:
Guest Spaces for Multi-Family Dwelling (Includes boats and RVs) ~~Multi-Family Dwelling~~
- Change "~~Housing for the Elderly~~" to "Congregate Care Facility".

- Page 50.80-7

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

Protective Care Facilities	+per employee plus
	+per 6 beds

As noted previously Protective Living Facilities have been removed from the Code..

- Page 50.80-9

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

Shopping Centers

- | | |
|---|---------------|
| < 100 0 ,000 gsf with Restaurant(s) Sharing Parking | 1 per 300 gsf |
| < 100 0 ,000 gsf with with n No Restaurant(s) or Restaurant Having Separate Counted Parking | 1 per 250 gsf |

≥ 100,000 gsf with Restaurant(s) Sharing Parking	1 per 250 gsf up to 100,000 sf plus 1 per 300 gsf for gsf over 100,000 sf
≥ 100,000 gsf with No Restaurant(s) or Restaurant Having Separate Counted Parking	1 per 300 gsf up to 100,000 sf plus 1 per 325 gsf for gsf over 100,000 sf

The values in this table were obviously incorrect!

10-50.80.050 Bicycle Parking

- Page 50.80-11
 - B.1. Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family residential uses.

10-50.80.060 Parking Adjustments

- Page 50.80-12

In the case that more than one parking adjustment may apply, for example as a result of allowed reductions for affordable housing, affordable housing developments within a quarter mile of a transit stop, reductions for bikes racks, or any other reduction authorized by this Code, only one parking adjustment shall be used the cumulative parking adjustment shall not exceed 20 percent. However, in -multi-family residential developments no less than one parking space per residential unit shall be required.

This amendment clarifies and corrects allowable parking reductions.

A. Transit

1. General to All Zones

- A parking reduction of up to 10 percent may be approved by the Director for any use within one-quarter of a mile of a bus stop.
- a. ~~See Section 10-50.80.050 (Bicycle Parking) for the allowed reduction in the number of parking spaces based on the number of provided bicycle spaces.~~

10-50.80.060 Parking Adjustments

- Page 50.80-13

Add a new Paragraph C. as follows, and renumber following paragraphs: Note that the paragraph provided below is what staff suggested previously; suggested amendments to it are highlighted.

C. Parking Demand Study – Reduced ~~Extra~~ Parking

~~For unique developments with specialized parking needs,~~ Based on the completion and submittal of a parking demand study, the Director may approve a reduction in the amount ~~the use of parking in excess of from~~ that otherwise required by this Division. ~~The request for additional parking spaces shall be based on a parking demand study.~~
The parking demand study shall be in accordance with established professional practices.

Upon reflection, staff realized that the previous suggestion could be abused and it opened the door for developers to request more parking than the code allows. Instead, consistent with community values, reduced parking is preferred, based on submittal of a parking demand study.

- Page 50.80-13

D. Traffic Management Plan Parking Reduction

4. The traffic management plan shall contain information on the strategies, designated parking, ~~salary bonuses or~~ incentives, company vehicles, staggered work hours, and information indicating the owner's ability to provide and enforce these elements over time.

Requiring information on salary bonuses is not necessary and not appropriate.

- Page 50.80-13

E.D. Bicycle Parking Reduction ~~Provided~~

- ~~1. Required vehicular parking spaces may be reduced at a rate of two vehicular parking spaces for every one bicycle parking space provided above the minimum required by Section 10-50.80.050 (Bicycle Parking).~~

The Director ~~may allow a reduction of one required motor vehicle parking space for each 4 bicycle parking spaces provided to a maximum of 15~~ 5 percent of the required motor vehicle parking spaces.

- Page 50.80-15

10-50.80.080 Parking Spaces, Lot Design and Layout

D. Traffic Management Plan Parking Reduction

4. Materials
 - c. In areas where roads are not paved, the requirement for paving a driveway is not required, unless the driveway is required for fire access in accordance with the Fire Code.

This revision was suggested by the Flagstaff Fire Department and is consistent with current practice.

- Page 50.80-16

E. Parking Reductions for Forest Resources

The number of parking spaces required for a new development may be reduced by no more than five percent if existing native trees such as Ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for forest resource protection as defined in Division 10-50-90 (Resource Protection Standards). An applicant shall demonstrate to the satisfaction of the Director that by incorporating these existing native trees within the parking area, adequate measures are taken during construction to ensure that the trees are protected from construction activity.

This amendment builds on an existing flexible measure in the LDC to incentivize the preservation of existing native trees in parking areas.

10-50.80.080 Parking Spaces, Lot Design and Layout

- Page 50.80-16

- B. Design of Parking Lot

1. Parking spaces shall be designed in accordance with the dimensional requirements provided in Table A (Minimum Dimensional Requirements).

Table 10-50.80.080.A: Minimum Dimensional Requirements					
Angle ³	Parking Row Depth	Drive Aisle Width		Space Width ²	Space Length
		One-way	Two-way		
	(A)	(B)	(C)	(D)	(E)
Parallel	9'	12'	20'	9'	20'
30°	17' ¹	11'	24'	9'	20' ¹
45°	20' ¹	13'	24'	9'	20' ¹
60°	21' ¹	18'	24'	9'	20' ¹
Perpendicular	18' ¹	14'	24'	9'	18' ¹
Tandem (two spaces)	18' ¹	14'	24'	9'	36' ¹
¹ Paved Parking Space Length (E) may be decreased by up to 1.5' by providing an equivalent vehicle overhang. This reduction may reduce the Parking Row Depth (A) by up to 1.5'; however, such overhangs shall not intrude into any required pedestrian walkways or landscaped areas or buffers.					
² Space width shall be increased by 1' when adjacent to any object (including a curb) 6 inches or taller.					
³ Angles less than 30° can be used if it is shown by the project engineer that the angle and layout can work.					

- 2. Covered off-street parking spaces shall not be less than 10 feet in width and 20 feet in length, and shall have a minimum vertical clearance of seven feet.

- Page 50.80-17

- C. ~~Handicapped-Accessible~~ Parking for Disabled Persons

Make this correction throughout this division and as necessary the Code.

1. All parking facilities that require ~~handicapped-accessible~~ parking spaces for disabled persons shall conform to the Americans with Disabilities Act (ADA) as well as A.R.S. § 28-882. Accessible parking spaces count toward the total parking requirement. Where the standards found here conflict with other standards the most restrictive shall apply.

3. Each parking space prescribed in this Section shall be prominently outlined with paint and posted with a permanent sign that is located at least three feet but no more than six feet above grade, that is of a color and design approved by the State of

Arizona and that bears the internationally accepted symbol of access and the caption "reserved parking".

The recommended amendments provided above were suggested by the Disability Awareness Commission to incorporate specific references to applicable ARS sections.

- Page 50.80-18

K. Tandem Parking

Tandem parking is allowed in all zones permitted for all residential uses single-family residences, Accessory Dwelling Units and duplexes as follows:

1. Both tandem parking spaces satisfy the parking requirement of one residential unit; and,
2. Neither of the tandem parking spaces shall be for required accessible parking spaces.

- Page 50.80-19

L. Trailers, RVs and Boats

- 2.b. No living quarters shall be maintained or any business conducted ~~from~~ within ~~while~~ such trailer or vehicle ~~is~~ so parked or stored; and,

Division 10-50.90: Resource Protection Standards

10-50.90.040 Floodplains

- Page 50.90-3

A.1. Urban Floodplains

All watercourses and associated floodplains not defined as rural floodplains are urban floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization. Urban floodplains may be altered to address conveyance and erosion concerns, provided that all necessary requirements of the City's LID Manual as administered by the Stormwater Manager are addressed. However, ~~all~~certain urban floodplains that have characteristics conducive to water quality, wildlife habitat, and stream ecology should be preserved. Proposals for any disturbance of these watercourses shall be reviewed by the Stormwater Manager and must address these attributes and provide for mitigation if necessary. ~~The use of concrete as a channel lining is prohibited.~~ Undergrounding of urban floodplains is strongly discouraged and a justification must be provided prior to any approval of undergrounding.

The City's floodplain regulations do not preclude the use of concrete as a channel lining in urban floodplains. While this limitation should perhaps be added for a number of good reasons, it is not appropriate to place this restriction in the Zoning Code; instead if the City desires to prohibit concrete lining of floodplains or retention basins, that standard must be incorporated into the City flood plain regulations.
[Organization 1]

10-50.90.070 Resources Survey Requirements

- Page 50.90-7

B. Qualifications of Preparer

The survey shall be prepared by an individual or individuals approved by the City with the demonstrated education, training, or experience to prepare these surveys in a professional and competent manner. Resource surveys include not only a survey of tree locations, but also includes for example, a description of the ecological value of the Ponderosa pine forest. A boundary survey shall only be performed by a land surveyor registered in the state of Arizona consistent with statutory requirements for such surveys. The Director may authorize acceptance of qualified individuals~~experts~~ to perform resource surveys upon receipt of a resume demonstrating an individual's capabilities. The Director's decision to accept or deny an expert shall be final.

In many instances more than one person may be involved in the preparing the resource survey. The additional recommendations provided above address concerns from the Northern Chapter of Arizona Professional Land Surveyors relative to statutory requirements for boundary surveys.

[Organization 1]

- Page 50.90-8

C. Survey Contents

- It has been suggested that a description of how the rating system in the tables will be used should be included in this division. Staff agrees, and as this is a non-substantive amendment, this will be developed assuming the Planning Commission agrees that this is appropriate to do.

[Organization 1]

- Identification of all Ponderosa pines with a DBH of ~~18~~6 inches or more. These trees shall be assigned points as listed in Table A, below.

Table 10-50.90.070.A Point Rating System for Ponderosa Pines		
DBH	Points	Average Diameter of Canopy (feet)
<u>< 6 inches</u>	<u>0 points</u>	<u>8</u>
6—8 inches	1 points	10 <u>8</u>
<u>7 inches</u>	<u>1 point</u>	<u>10</u>
<u>8 inches</u>	<u>1 point</u>	<u>11</u>
9 —12 inches	2 points	14 <u>12</u>
<u>10 inches</u>	<u>2 points</u>	<u>14</u>
<u>11 inches</u>	<u>2 points</u>	<u>15</u>
<u>12 inches</u>	<u>2 points</u>	<u>16</u>
13 —17 inches	4 points	20 <u>18</u>
<u>14 inches</u>	<u>4 points</u>	<u>19</u>

15 inches	4 points	20
16 inches	4 points	21
17 inches	4 points	23
18 —24 inches	10 points	28
19 inches	10 points	25
20 inches	10 points	27
21 inches	10 points	28
22 inches	10 points	29
23 inches	10 points	31
24 inches	10 points	32
> 25 inches	20 points	>33

[Source: NAU School of Forestry for young growth Ponderosa pine trees.](#)

These amendments ensure greater protections for small trees and provide for the diameter of the canopy rather than the radius consistent with the LDC.

This amendment resolves a concern with the previous approach that averaged tree diameters as this former method would have potentially resulted in the loss of trees when a larger average diameter was applied to a tree and it was located close to a building. For example, in the range of 13-17" DBH for which a point score of 3 points is assigned, an average diameter of 20 feet was assigned in Table A. However, a 13" DBH ponderosa pine has been determined by the NAU School of Forestry to have a diameter of 18 feet, which is two feet less than that applied as the average. If this tree was located close to a building on a site plan, it would typically therefore be marked as one to remove. By assigning a more precise diameter for the canopy, there is a greater chance that it can be saved.

- Page 50.90-8

Table 10-50.90.070.B Point Rating System for Other Native Trees

- Add [Junipers](#) as they are a native tree in the Flagstaff area.

10-50.90.090 Resource Protection During Construction

- Page 50.90-12

B. Tree Wells

Tree wells are required where grade changes are proposed which would affect resource preservation. [Tree wells shall be constructed to ensure that no soil is added to the natural grade around and under the tree canopy.](#) Removal of tree protection fencing to construct tree wells is subject to review and approval by the Director. Illustrations of tree wells are shown in Figure B.

[Organization 1]

Appendix 5: Implementation of Flagstaff Fire Department Firewise Process

Add appropriate reference materials to this Appendix. Check final titles with Paul Summerfelt.

Resources:

1. [City-wide Forest Stewardship Plan](http://www.flagstaffaz.gov/wildlandfire) (available at www.flagstaffaz.gov/wildlandfire)
2. [Greater Flagstaff Community Wildfire Protection Plan](http://www.gffp.org) (available at www.gffp.org)

Note:

Staff received detailed comments from the Friends of Flagstaff Future (F³) Land Action/Open Space Team on the Resource Protection Division of the new Zoning Code. In a meeting on Friday October 29th City planning staff and Flagstaff Fire Department staff met to review these comments. As noted above some have been included in the draft, and some prompted other amendments in the division that were not specifically requested as they were good ideas (e.g. in Table 10-50.90.070.A to increase the number of points for smaller trees). However, many of F³'s comments were not included for the following reasons:

- Flagstaff Fire Department staff suggests that there is no reason to change the DBH from 18 inches to 16 inches as there is no real science behind this and in their opinion there are many 18 inch trees in the community.
- As the native trees with the ponderosa forest are rare, they are protected as part of the forest thinning process and clumps of species such as oaks are often integrated within the ponderosa forest areas. Staff does not support increasing the point value for other native trees within the ponderosa forest canopy.
- Table A on page 50.90-4 – inserting “protected” after “70% of slope area” is not appropriate as this is 70% of all slopes on the site, not just the protected slopes. This would result in less overall protection. All public lands, like all other land use categories have to be treated equally under the zoning code based on the uniformity provisions of A.R.S..
- There is no need to define the thresholds for the DBH of trees to the nearest one-hundredth of an inch. Because of the shape of the trees and their rough bark measuring to this level of precision is impossible. And the Zoning Code in Chapter 10-10 provides a standard for rounding in applications such as this.
- An alternate resource survey methodology is proposed. Staff considered this methodology very carefully, and ultimately determined that it produced the same result as that offered in the draft code, yet it had the potential to be more expensive and more time consuming as two surveys were required, there are issues with the line methodology that can result in double counting of trees, and staff determined that it was inconsistent with the intent of creating regulations in a Zoning Code that were simpler and easier to apply. Further, the existing approach to conducting a resource survey works well, is predictable, and produces a result that ensures the preservation of forest resources. This method of conducting a resource survey, coupled with the new approach to resource protection established in Division 10-50.90 will in staff's opinion, ensure the better protection of resources consistent with Regional Plan policy.

Division 10-50.100: Sign Standards

The Planning and Zoning Commission agreed with staff that a fairly major overhaul of this division was needed to minimize duplication and to streamline the division even more to make it easier to read and apply. To this end, staff proposes to combine where feasible the standards for Permanent Signs in Section 10-50.100.060 (Page 50.100-16) with the standards for Specific Sign Types on Page 50.100-24 (Note this section should be renumbered as “D.” under the current numbering system. By combining these standards, the volume of the Code can be reduced, duplication will be eliminated, and hopefully the Code will be even easier to read and apply. These amendments are not substantive amendments as the meaning and intent of the existing Code will not change – only its format and presentation will change. The changes described below are based on the current format and numbering system of the draft Zoning Code.

10-50.100.010 Purpose

- **Table 10-50.100.010.A: Sign Types**

A section letter will be added to each Zoning Code Section to make it easier to find sign types.

10-50.100.030 Sign Permit Requirements

~~A.~~B. The procedures for submittal, review and approval of Permanent and Temporary Sign Permits, including any required fees, are provided in Section 10-20.40.080 (Sign Permits) and Section 10-20.40.090 (Temporary Sign Permits), except that signs associated with and/or advertising a special event on city property shall be approved as part of the special event permit from the city and all signs not so approved in the special event permit shall be prohibited.

~~B.~~C. No Sign Permit shall be required for a sign on property used exclusively for a single family residence that complies with this division and limited to one sign per street frontage.

~~C.~~D. Sign Permits are required for the following:

1. All business, commercial, civic, public assembly and advertising signs; and,
2. ~~All signs associated with and/or advertising a special event on city property.~~

Signs associated with and/or advertising a special event on city property are approved as part of the special event permit from the city, as explained in A. above.

[Individual (2)]

10-50.100.040 General Restrictions for All Signs

- Page 50.100-7

B.2. Applicability

- b. Any sign with an exposed light source, except for neon incorporated into the design of the sign;

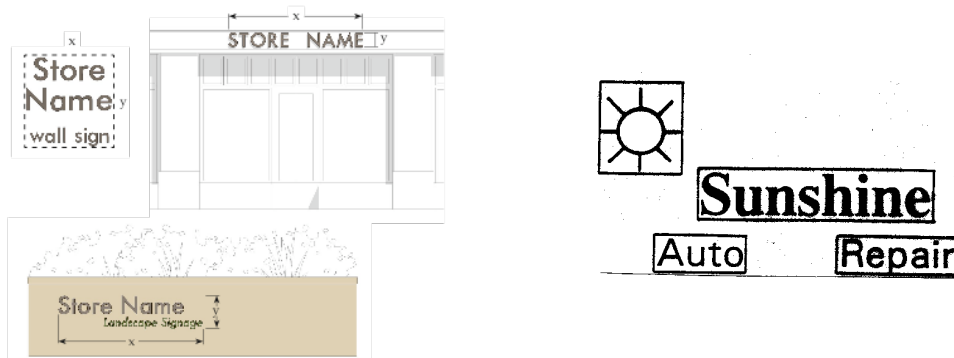
[Individual (2)]

- g. ~~Any Multicolor,~~ changeable copy LED or similar signs.

10-50.100.050 General Requirements for All Signs

- Page 50.100-9

Figure B. Sign Area for Signs with Individual Letters



Revise the illustrations above to show each individual word being measured, as explained on page 50.100-8, B.1.b., and as illustrated in the illustration from the Land Development Code.

[Individual (2)]

- Page 50.100-11

C. Sign Illumination

All temporary signs must be non-illuminated. Allowed permanent signs may be non-illuminated, or illuminated by internal light fixtures, halo illuminated ~~channel letters~~, or external indirect illumination, unless otherwise specified. All illuminated signs shall comply with the time limitations of Section 10-50.60.050.H, or when the use or activity closes, whichever is later.

[Individual (2)] ~~channel letters~~

Figure G.




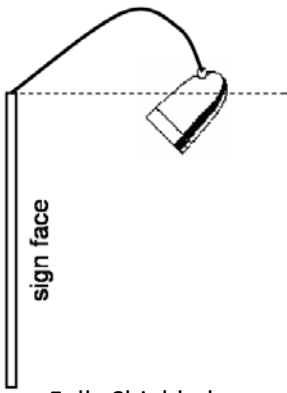
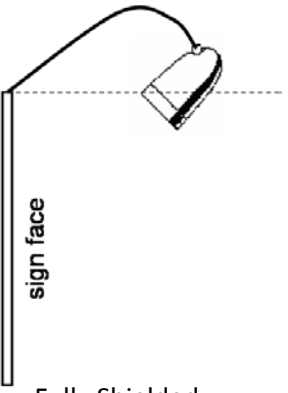
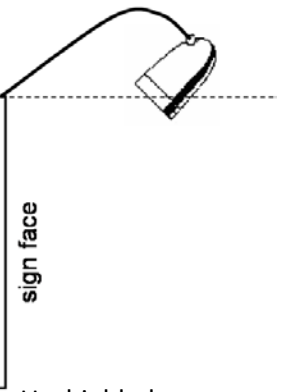
Permitted and Prohibited External Sign Lighting Configurations		
 <u>Allowed</u>	<u>Allowed</u> 	 <u>Not Allowed</u>
 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Unshielded</p>

Figure G. External Sign Lighting Configurations

- Page 50.100-12

2.a. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray ~~or~~, cream ~~or~~ yellow) background and generally lighter text and symbols (Figure H). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of Section 10-50.60.050.C. [Individual (2)]

The only background color that the Lowell Observatory wanted prohibited was white. All colors listed are variations of white except yellow, so yellow should be permitted as a background color.

2.a.(2) The sign face(s) shall be either composed of illuminated text and symbols against an opaque background (as in (sub-section 1) above), or with generally lighter text and symbols against a colored (not white, off-white, light gray ~~or~~, cream ~~or~~ yellow) background. Text and symbols may be white, off-white, light gray or cream. [Individual (2)]

There should be no restriction on the color of channel letter faces.

- Page 50.100-13
Figure H.




Light Background	Colored Background	Opaque Background
 <u>Not Allowed</u>	<u>Allowed</u> 	<u>Allowed</u> 
RESTAURANT CAFE	GAS STATION	HOTEL

Figure H. Internally Illuminated Signs

- Page 50.100-14
D.1. **Raceway Cabinets**
Raceway cabinets, where used as an element of building mounted signs, shall match the building color at the location of the building where the sign is located. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the aggregate sign area permitted for the site or business. ~~Raceway cabinets shall not be used on roof mounted signs, freestanding signs, or landscape wall signs.~~ [Individual (2)]

Raceway may be necessary to allow channel letters in these applications, and in the case of a landscape wall sign where it may not be possible to access the back of the wall if it is a retaining structure with landscaping or other improvements behind it.

10-50.100.060 Permanent Signs

- Page 50.100-18

Table 10-50.100.060.D: Standards for Conditional and Institutional Uses in All Residential Zones			
	Standard		
	Building Mounted Sign	Freestanding Sign	Landscape Wall Sign
Sign Area ¹	Max. 24 sq. ft.	Max. 32 sq. ft.	Max. 32 sq. ft.
Sign Height	Max. 6 feet.	Max. 4 feet.	Max. 4 feet.
Number of Signs	Max. of 1 building mounted sign, and 1 freestanding sign or 1 landscape wall sign per development site.		
Illumination	See Section 10-50.100.050.C		
Permitting	Sign Permit is required.		

¹[The maximum sign area for Live/Work uses shall be limited to 12 square feet in area.](#)

- Page 50.100-19
2.a.(1) Sign types are classified as "Type A" and "Type B" based on street designations established in the ~~Regional Plan~~[General Plan](#), and are used to determine the number of signs on a development site and their permitted size and height. [Type A signs are](#)

associated with larger frontage sites located on major arterials, while Type B signs are generally smaller and shorter, and are associated with smaller sites and/or with frontages on minor arterials or smaller street types. Street classifications are mapped on Map 10-100.60, in Chapter 10-100 (Maps). The standards provided in Table E (Standards for Freestanding Signs for Single-Tenant Buildings) shall apply. [Individual (1)]

- Page 50.100-20

Table 10-50.100.060.F: Standards for Building Mounted Signs for Single-Tenant Buildings	
	Standard
	Wall Building Mounted , Fascia , Mansard , Parapet , Awning , Roof Mounted , Service Island Canopy and Suspended Signs

Sign names/types have been updated – this amendment is required in numerous following tables as well.

Table 10-50.100.060.F: Standards for Building Mounted Signs for Single-Tenant Buildings	
	Standard
	Wall, Fascia, Mansard, Parapet, Awning, Roof, Service Island Canopy and Suspended Signs
Sign Area for Businesses with Frontage on 1 Street	Max. of 1 sq. ft. for each linear foot of building frontage along the street where the building has frontage, to a max. sign area of 100 sq. ft.
Sign Area for Businesses with Frontage on 2 or more Streets	Primary Entrance Frontage: Max. of 1 sq. ft. for each linear foot of building frontage along the street where the building has frontage, to a max. sign area of 100 sq. ft. Up to 33% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street. Auxiliary Building Elevations: Max. of ½ sq. ft. for each linear foot of building frontage along the street where the building has frontage, to a max. sign area of 80 sq. ft. Up to 33% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.
Aggregate Sign Area	Max. sign area for businesses with multiple frontages is 200 sq. ft., subject to the provisions of this Section.
Sign for Non-Customer Service Entry	Max. 1 non-illuminated building mounted sign; max. 6 sq. ft. in area; located adjacent to the entry.
Sign Height	Max. 25 feet.
Illumination	See Section 10-50.100.050.C.
Additional Standards	See Subsection C.5. for additional standards applicable to all building mounted signs. No building mounted sign permitted by this Section shall exceed the size and/or height limit set forth in Table W (Standards for Permanent Signs), except as provided in this Division.
Permitting	Sign Permit is required.

This amendment suggested by staff provides the opportunity for signage on a building elevation that may not face a street (i.e. it faces into the side yard of an adjoining parcel) to provide additional signage opportunities without increasing the sign area of a building. These suggested amendments will be illustrated so help clarify their application.

- Page 50.100-22

Table 10-50.100.060.H: Standards for Building Mounted Signs for Multi-Tenant Buildings, Developments and Shopping Centers

Standard
Wall Building Mounted , Fascia, Mansard, Parapet, Awning, Roof Mounted, Service Island Canopy and Suspended Signs

Sign names/types have been updated.

Table 10-50.100.060.H: Standards for Building Mounted Signs for Multi-Tenant Buildings, Developments and Shopping Centers

	Standard
	Wall, Fascia, Mansard, Parapet, Awning, Roof, Service Island Canopy and Suspended Signs
Sign Placement	Only on the primary entrance elevation of the space occupied by the business.
Sign Area for each Business	Max. of 1 ½ sq. ft. for each linear foot of building frontage of the primary entrance location of each business, to a max. sign area of 150 sq. ft. per business.
Sign Area for Businesses with Auxiliary Building Elevations on 2 or more Streets	Primary entrance frontage: Max. of 1 ½ sq. ft. for each linear foot of building frontage of the primary entrance location of each business, to a max. sign area of 150 sq. ft. per business. Up to 25% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street. Auxiliary building elevations: Max. of ½ sq. ft. for each linear foot of building frontage where the individual business has frontage, to a max. sign area of 80 sq. ft. Up to 25% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.
Aggregate Sign Area	Max. sign area for all building elevations for a single businesses is 200 sq. ft., subject to the provisions of this Section.
Sign for Non-Customer Service Entry	Max. 1 non-illuminated building mounted sign; max. 6 sq. ft. in area; located adjacent to the entry.
2 or more Businesses Served by a Single Common Building	Considered 1 business for sign computation purposes; max. of 1 ½ sq. ft. for each linear foot of building frontage of the entrance.

Entrance	
Sign Height	Max. 25 feet.
Illumination	See Section 10-50.100.050.C.
Additional Standards	See Subsection C.5. for additional standards applicable to all building mounted signs. No building mounted sign permitted by this Section shall exceed the size and/or height limit set forth in Table W (Standards for Permanent Signs), except as provided in this Division.
Permitting	Sign Permit is required.

This amendment suggested by staff provides the opportunity for signage on a building elevation that may not face a street (i.e. it faces into the side yard of an adjoining parcel) to provide additional signage opportunities without increasing the sign area of a building. These suggested amendments will be illustrated so help clarify their application.

- Page 50.100-23

Table 10-50.100.060.I: Standards for Signs for Separate Parcels, or Detached Buildings within a Multi-Tenant Development or Shopping Center		
	Standard	
Freestanding Sign	Wall Building Mounted, Fascia, Mansard, Parapet, Awning, Roof Mounted, Service Island Canopy and Suspended Signs	

Sign names/types have been updated. This amendment also applies to following tables.

Table 10-50.100.060.I: Standards for Signs for Separate Parcels, or Detached Buildings within a Multi-Tenant Development or Shopping Center		
	Standard	
	Freestanding Sign	Wall, Fascia, Mansard, Parapet, Awning, Roof, Service Island Canopy and Suspended Signs
Number of Signs	Max. 1 for entire development.	Limited by max. sign area
Sign Area	Max. 24 sq. ft.	Max. of 1 sq. ft. for each linear foot of building frontage of the primary entrance elevation of each business, to a max. sign area of 100 sq. ft.
Sign Height	Max. 6 feet.	Max. 25 feet.
Sign Area for Businesses with Auxiliary Building Elevations on 2 or	Primary entrance frontage: Max. of 1 sq. ft. for each linear foot of building frontage of the primary entrance elevation, to a max. sign	

more Streets	<p>area of 100 sq. ft. Up to 33% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p> <p>Auxiliary building elevations: Max. of ½ sq. ft. for each linear foot of building frontage where the business has frontage , to a max. sign area of 80 sq. ft. Up to 33% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p>
Aggregate Sign Area	Max. sign area for all building elevations for a single businesses is 200 sq. ft.
Sign for Non-Customer Service Entry	Max. 1 non-illuminated building mounted sign; max. 6 sq. ft. in area; located adjacent to the entry.
Illumination	See Section 10-50.100.050.C.
Additional Standards	See Subsection C.5. for additional standards applicable to all freestanding and building mounted signs. No freestanding or building mounted sign permitted by this Section shall exceed the size and/or height limit set forth in Table W (Standards for Permanent Signs), except as provided in this Division.
Permitting	Sign Permit is required.

This amendment provides the opportunity for signage on a building elevation that may not face a street (i.e. it faces into the side yard of an adjoining parcel) to provide additional signage opportunities without increasing the sign area of a building. These suggested amendments will be illustrated so help clarify their application.

- Page 50.100-26
 - c.(1) ~~Directional~~ [Accessory](#) Sign
 - c.(1)(a) ~~Directional~~ [Accessory](#) signs

Table 10-50.100.060.K: Standards for Directional Accessory Signs		
	Standard	Other Requirements
Sign Area	3 sq. ft. per face.	May be double-sided.
Mounting Height – Wall Sign	Max. 8 feet.	Flat against a wall of the building.
Mounting Height – Freestanding Sign	Max. 3 feet from grade.	
Number of Signs	Max. 1 at each location or access way.	
Illumination	Internal illumination only.	May also be non-illuminated.
Permitting	Sign Permit is required.	

Figure A. ~~Directional~~ Accessory Sign

A photograph or corrected illustration will be inserted.

- Page 50.100-30

Figure C. Building Mounted Sign

Illustration showing correct method of measurement will be inserted. Entire frontage of individual business should be measured to calculate permitted sign area.

Table 10-50.100.060.N: Standards for Changeable Copy Signs

Standard	Other Requirements
Sign Area	Max. of 20% of the permitted sign face area (does not apply to signs required by law).
Sign Placement	Permitted as part of a building mounted sign or a freestanding sign only.
Illumination	Permitted - See Section 10-50.100.050.C.
Permitting	Sign Permit is required.

- Page 50.100-32

Figure E. Directory Sign

Illustration will be revised so that directory sign is not located in the sidewalk.

- Page 50.100-35

Table 10-50.100.060.Q: Standards for Landscape Wall Signs

Standard	Other Requirements
Sign Area	Max. 24 sq. ft. (included in the aggregate sign area for building mounted sign area for the use).
Height of Landscape Wall	Max. 4 feet. from grade.
Mounting Height	The sign copy shall be a min. of 6 inches from the top of the wall, and 12 inches above ground level. Signs shall not project above or beyond the top or edge of the landscape wall.
Number of Signs	Multiple signs are permitted to a maximum of 24 sq. ft., but sign(s) shall not exceed 40% of the background area provided on the landscape wall.
Sign Placement	Perimeter/screen walls and all signs located at a corner shall comply with Engineering Standards, Section 10-06-020 (Intersection Sight Triangles, Clear View Zones), unless the wall on which the sign is located is above <u>under</u> 30 inches in height.
Illumination	Permitted - See Section 10-50.100.050.C.

Permitting	Sign Permit is required.
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[Individual (2)]

- Page 50.100-36

Table 10-50.100.060.R: Standards for Projecting Signs

	Standard	Other Requirements
Sign Area	+6-12 sq. ft. (included in the total aggregate sign area for building mounted sign area for the each use <u>or occupancy</u>).	No individual projecting sign shall exceed 12 sq. ft. in area.
Mounting Height	Min. of 8 feet from the bottom of the sign to the nearest grade or sidewalk.	
<u>Maximum Projection</u>	<u>Shall extend a max. of 4 feet from the building and be hung a min. of 6 inches away from the building.</u>	
Illumination	Non-illuminated or externally illuminated. Down directed, fully shielded fixtures and incandescent bulbs only.	
Permitting	Sign Permit is required.	

[Individual (2)]

First correction was a typographical error. A new section in table is needed with a standard for the maximum projection of a Projecting Sign from a building.

- Page 50.100-37

Table 10-50.100.060.S Standards for Roof Mounted Signs

Sign Placement ¹	Permitted on the slope of peaked/sloped roof buildings only, where no walls exist to accommodate a building mounted sign, and only on the lowest 1/3 of the slope of the peaked roof, such that the sign does not project above the roof peak or break the silhouette of the building <u>as viewed from the front of the sign face</u> .
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- Page 50.100-39

Table 10-50.100.060.U: Standards for Suspended Signs

	Standard	Other Requirements
Sign Area	<u>If less than 4 sq. ft., such signs are not included in the aggregate sign area for building mounted sign area for the use</u> See this Section and Table W (Standards for Permanent Signs).	<u>Signs exceeding four square feet in area are counted in the aggregate sign area permitted for the specific use or occupancy and shall reduce the allowable building mounted sign area for the wall from which the sign is displayed.</u> If less than 4 sq. ft., such signs are not

		included in the aggregate sign area for building mounted sign area for the use¹:
Sign Placement	On or immediately adjacent to the business the sign identifies.	Min. of 8 feet from the bottom of the sign to nearest grade/sidewalk. Sign shall not extend beyond the edge of the building façade or overhang on which it is placed.
Number of Signs	Max. 1.	
Illumination	Permitted - See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

End Notes

- Page 50.100-42

Table 10-50.100.060.W: Standards for Permanent Signs

End Notes

¹Street classifications are mapped on Map 10-100.60 in Chapter 10-100 (Maps).

²The maximum sign area for Live/Work uses shall be limited to 12 square feet in area.

10-50.100.070 Temporary Signs

- Page 50.100-43
C.2. The sign is constructed of ~~rigid~~, durable material;
This will allow for banners.
- Page 50.100-44
D.2. The sign is constructed of ~~rigid~~, durable material;
This will allow for banners.
- Page 50.100-44
D.4. A sign related to an event (including, but not limited to, a construction project, sale or lease of the property ~~or an election~~) is removed within 10 days after the event is finished or abandoned;
- Page 50.100-50
Table 10-50.100.070.G Additional Standards for Temporary Business Signs
 - Delete the last row of this table regarding Real Estate Banner Signs.

This provision is unnecessary and contradicts the standards for temporary signs on Page 50.100.44.
[Organization 1]

- Page 50.100-51

h.(4) ~~Mounted on inside of glass.~~

Inside mounting is not always possible, as with tinted glass, where a graphic must be applied to the outside of the glass. Need to allow for mounting on outside of glass. [Individual 3]

10-50.100.080 Sign Districts of Special Designation

- Page 50.100-59

C. ~~The Flagstaff Auto Park District~~Reserved

This section of the Land Development Code was adopted under Ord. 2009-17 on June 16, 2009 to allow for a large monument sign on the Chase Bank property on the northeast corner of Highway 89a and East Railhead Avenue. However, for various reasons this sign has never come to fruition, and this section of code is now redundant. The City is working closely with the Auto Park dealers to explore other options for appropriate signage to advertise the Auto Park and perhaps the Wescor Mall as part of a Regional Mall Signage proposal. This section is proposed to be "Reserved" to allow for this future possibility.

10-50.100.090 Comprehensive Sign Programs

- Page 50.100-63

C.2. All Comprehensive Sign Program submittals shall be reviewed for compliance with the requirements of this Division, and the Director ~~will~~shall either approve, conditionally approve or deny the proposed Comprehensive Sign Program. Following approval by the Director, a copy of the approved Comprehensive Sign Program will be made available to the applicant. Individual signs for multi-tenant developments included within the approved Comprehensive Sign Program are subject to the issuance of separate ~~S~~sign ~~P~~permits in compliance with this Division. A Comprehensive Sign Program for a single-tenant development requires only one sign permit. [Individual (2)]

Chapter 10-60: Specific to Thoroughfares

Division 10-60.10: Thoroughfare Types

Almost all of the changes described below are intended to correct errors in the Public Review Draft and to replace the standards currently in the Engineering Standards and Chapter 10-17 (Traditional Neighborhood Development) of the LDC.

10-60.10.080 Thoroughfare Components

- Page 60.10-5

Insert a new paragraph C. as follows:

C. A Thoroughfare Selection Report shall be prepared for all new developments subject to the provisions of this Division and submitted to the City Traffic Engineer for review and approval. The Thoroughfare Selection Report may be included as part of a required Traffic Impact Analysis or Traffic Impact Study. The Thoroughfare Selection Report shall demonstrate what criteria or rationale were used for selecting thoroughfare types.

This recommendation from the City Traffic Engineer will enable provide the criteria for selection of thoroughfare types within a new TND project.

- Page 60.10-6,7
 - Delete paragraph C at the top of the page. *This statement is no longer true.*

Table 10-60.10.080.A: Summary Thoroughfare Components

- Delete “Allowed” column from table.
This is no longer necessary as the DRB has been replaced by the Director or City Engineer.
- **T1 and T2 Movement Type:**
 - Speed 35; delete this term and change to “Rural”.
- **T3 Movement Type:**
 - Yield, under “Parking” change 7’ to 8’. Engineering Standard says 7’ See notes from Jeff/Jerry
 - Insert “(Lots > 1 acre)” between Yield and Slow, with the following components:
 - Speed = 20mph
 - Travel Lane = 8’
 - Edge = R or C
 - Parkway = 5’ - 10’
 - Path = 5’
 - Slow, under “Parking” change 7’ to 8’. Engineering Standard says 7’
 - Slow, under “Travel lane” change 8’ to 9’.
 - Free, under “Travel Lane” change 9’ to 10’.
 - Rear Lane, under “Speed” delete “10 mph”.
 - Rear Lane, under “Edge” delete “C” so that it reads “R or RB”.

- **T4 Movement Type:**
 - Yield, under “Parking” change 7’ to 8’. Engineering Standard says 7’
 - Slow, under “Parking” change 7’ to 8’. Engineering Standard says 7’
 - Slow, under “Travel Lane” change 8’ to 9’.
 - Slow (w/ 45° angle parking), under “Parking” change 16’ to 18’.
 - Free, under “Travel Lane” change 9’ to 10’.
 - Free (w/ 45° angle parking), under “Parking” change 16’ to 18’.
 - Alley, under “Speed” delete “10 mph”.
- **T5 Movement Type:**
 - Slow, under “Parking” change 7’ to 8’. Engineering Standard says 7’
 - Slow, under “Travel Lane” change 8’ to 9’.
 - Slow (w/ 45° angle parking), under “Parking” change 16’ to 18’.
 - Free, under “Travel Lane” change 9’ to 10’.
 - Free (w/ 45° angle parking), under “Parking” change 16’ to 18’.
 - Speed 30, under “Travel Lane” change 10’ to 11’.
 - Under “Sidewalk Min.” change all to 8’.
 - Delete the “Speed 35” row, as it is not in the Engineering Standards.
 - Alley, under “Speed” delete “10 mph”.
- **T6 Movement Type:**
 - Slow, under “Parking” change 7’ to 8’.
 - Slow (w/ 45° angle parking), under “Parking” change 16’ to 18’.
 - Alley, under “Speed” delete “10 mph”.
 - Under “Sidewalk Min.” change all dimensions to 8’.
- **End Notes:**
 - Renumber the notes to resolve missing Note 2.
 - Note 5: Delete “a road shared by bicycles and vehicles”, and include definition of “Sharrow” and “Bicycle Boulevard” in Chapter 10-80: Definitions.
- Page 60.10-7
Table 10-60.10.080.B: Bicycle Facilities Standards
 - Class 1: Multi-Use Trail
 - Change width from 8’ to 10’.
 - Class 2: Bicycle Lane
 - Curb and Gutter, change 5 ½’ to 6’.
- Page 60.10-9
Table 10-60.10.080.D: Vehicular Lane Types
 - One-Side Parking, under “Speed 30 MPH” change “DRB” to “Director” in the side note next to illustration.
 - Two-Side Parking, under “Speed 30 MPH” change “DRB” to “Director” in the side note next to illustration.

- Page 60.10-10
Table 10-60.10.080.D: Vehicular Lane Types
 - Angle Parking, under “Slow” and “Free” change 16’ to 18’.
 - Medians With Parking, under “Slow” change 7’ to 8’.
 - Medians With Angled Parking, under “Free” change 36’ to 42’. Also change “DRB” to “Director” in note under illustration.
- Page 60.10-19
Table 10-60.10.090.A: Thoroughfare Assemblies
 - Change 7’ to 8’ in both illustrations.
 - Parking Lanes, under CS-60-34 and ST-60-34 change 7’ to 8’.

Chapter 10-70: Specific to Civic Spaces

Division 10-70.10: Civic Space Types

10-70.10.030 Civic Spaces

Table 10-70.10.030.A Civic Spaces

- In the “Typical Uses” row of this table, add “[Public Art](#)” to the following civic space types: Green; Square; Plaza; Pocket Plaza; Pocket Park; and, Playground.

This recommendation provides for the placement of public art in these civic space types.

[Individual 1]

Chapter 10-80: Definitions and Terms and Uses

Division 10-80.20: Definitions of Specialized Terms, Phrases and Building Functions

General Edit: Add as many cross-references as possible throughout the definitions to make it as easy as possible for a reader to find a definition, e.g. "Diameter at Breast Height" and "DBH" or "Coverage" and "Lot Coverage".

10-80.20.010 Definitions, "A."

Authorized Agent: A person or firm duly authorized by the property owner or developer to submit applications or represent the applicant on his, her, their, or its behalf.

10-80.20.020 Definitions, "B."

Basement Garage: A basement garage is located partially underground, having less than 50 percent of its clear floor-to-ceiling height above grade, and its entrance level with the basement floor.

Bicycle Boulevard: A street that is shared with motor vehicles, but prioritizes bicycle traffic through various treatments, including traffic diverters to reduce vehicle traffic and traffic calming to slow remaining traffic. Stop signs and traffic signals are limited along the route, except to aid cyclists in crossing busy streets. Directional signs and pavement markings are also used to guide bicyclists. Bicycle boulevards are typically used on residential streets parallel to a nearby arterial.

Bio-retention Cell: A low-lying vegetated area underlain by a sand/soil bed that can be built to any size or shape. A shallow surcharge zone exists above the bio-retention for temporary storage of the runoff control volume. During a storm, runoff ponds in the vegetated zone and infiltrates into the underlying sand/soil bed, filling the void spaces of the sand. If the native soils do not infiltrate then an under-drain system is constructed to gradually dewater the sand bed, and discharge the runoff to a nearby channel, swale, or storm sewer.

~~**Bioretention Structure:** A low-lying vegetated area underlain by a sand/soil bed and gravel/underdrain system. A shallow surcharge zone exists above the bioretention for temporary storage of the runoff control volume. During a storm, runoff ponds in the vegetated zone and infiltrates into the underlying sand/soil bed, filling the void spaces of the sand. The under-drain gradually dewater the sand bed, and discharges the runoff to a nearby channel, swale, or storm sewer.~~

Brownfield: Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

~~**Building Height:** The vertical distance from the finished floor elevation of the lowest floor of the building, any portion of which floor is at or above finish grade, to the highest point of coping of a flat roof, or the top of a mansard roof, or the height of the highest gable of the pitch of a hip roof, including all appurtenances and projections above the roof. For hillside developments, basements and garages at basement level may be excluded from the measurement of building height.~~

10-80.20.030 Definitions, "C."

Congregate Care Facility: A facility for long-term residence exclusively by persons 62 years of age or older, and which ~~may~~ shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.

Coverage: The portion of a lot, expressed as a percentage, that is covered by any and all buildings including accessory buildings, excepting paved areas, uncovered parking areas, single level unenclosed covered parking areas (unless the roof space is used for any use or activity), unenclosed covered walkways, driveways, walks, lanais, terraces, swimming pools and landscape areas.

10-80.20.040 Definitions, "D."

Downspout Disconnection: The process of separating roof downspouts from the storm drain system and redirecting roof runoff onto pervious surfaces, most commonly landscape areas or lawns.

10-80.20.050 Definitions, "E."

Edible Landscaping: ~~Food plants typically grown in a vegetable garden such as lettuce, beans, peppers, etc. as well as native plants such as berries that are grown for human consumption~~ Plant materials that may be used for landscaping purposes as defined in Division 10-50.70 (Landscaping Standards) which are in large part composed of plants with edible parts (e.g. Blue Elderberry).

10-80.20.060 Definitions, "F."

Frontage: The areas between a façade and the vehicular lanes inclusive of its built and planted components. Frontage is divided into private frontage and public frontage. Includes all the property fronting on one side of a street between the two nearest intersecting streets, excluding alleys and interstate freeways, measured along the line of the street or, if dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

FUTS: Flagstaff Urban Trails System, a city-wide network of non-motorized, shared-use pathways that are used by bicyclists, walkers, hikers, runners, and other users for both recreation and transportation.

10-80.20.070 Definitions, "G."

Green Building: Construction to create structures and use processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. In Flagstaff green building also meets all mandatory and voluntary energy code expectations. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as a sustainable or high performance building. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by; efficiently using energy, water, and other resources; protecting occupant health and improving employee productivity; and, reducing waste, pollution and environmental degradation.

Greenfield: An area that consists of forested or open lands that has not been previously developed.

Greyfield: An area that was previously developed primarily as a parking lot, such as a shopping center or shopping mall.

Guideline: A non-mandatory statement of desired, recommended or best practice that allows some discretion or leeway in its interpretation, implementation, or use.

10-80.20.090 Definitions, "I."

Infill: Redevelopment within an existing urbanized area that has been previously developed, including most greyfield or brownfield sites, where infrastructure is already in place.

Infill Community: A community proposed for redevelopment under a Traditional Neighborhood Community Plan located within an existing urbanized area that has been previously developed, including most greyfield or brownfield sites, where infrastructure is already in place.

Institutional Residential:

Short Term Housing: A facility that provides short term housing (i.e. not to exceed 6 months) for individuals or families ~~(not to exceed 6 months)~~ with a continued identified bed space. The facility would also provide personal assistance to indigent, needy, homeless or transient persons who lack a fixed, regular, and adequate nighttime residence. Such personal assistance must include food and/or shelter, and in addition may include needed and necessary supportive services.

10-80.20.120 Definitions, "L."

Landscape Buffer: An area of landscaping or preserved forest resources separating two distinct land uses, or a land use and a public right-of-way, that acts to soften or mitigate the effects of one land use on the other.

Lot: An area of land having specific boundaries ~~and recorded as such in a deed or subdivision plat in the Coconino County Recorder's Office~~ which are set by a recorded plat.

Lot Coverage: See "Coverage".

Lot, Flag: A lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.

10-80.20.130 Definitions, "M."

Motor Vehicle: Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets or alleys, or other public ways.

10-80.20.150 Definitions, "O."

Overstory: Tall trees in excess of 12 feet in height under which other understory trees and shrubs may be planted.

10-80.20.160 Definitions, "P."

Planned Residential Development: A development consisting of building types as described in Section 10-40.60.260 (Planned Residential Development) ~~on parcels located within the Resource Protection Overlay.~~

~~**Protective Living Facility:** A facility providing custodial care and treatment in a protective living environment for persons residing voluntarily or by court placement including, without limitation, correctional and post-correctional facilities, juvenile detention facilities, and temporary detention facilities.~~

10-80.20.180 Definitions, "R."

Rain-gardens: See Bioretention cells. ~~Flat-bottomed landscaped depressions that can be built to any size or shape. Also known as 'bioretention cells', they are designed to allow water to settle and infiltrate into the soil.~~

Ranching: Includes ranching activities such as the raising of horses and other livestock for personal, ~~non-commercial~~ use.

10-80.20.190 Definitions, "S."

Service Use: Any use or establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government and other enterprises.

Shared Lane Markings: Pavement marking that shows bicyclists where to position themselves to "take the lane" on streets where traffic lanes are too narrow for motor vehicles to safely share the lane side-by-side with bicycles.

Sharrow: A road shared by bicycles and vehicles.

Sign, Projecting: A sign attached to, and extending from, a building or other structure, ~~and extending, in whole or in part, more than 14 inches beyond the building.~~

Site Control: Refers to a person, party, or organization that may not have purchase possession of a particular parcel but who have control of the parcel through other means, such as a resolution of the City Council or who are actively seeking funding for the development of the parcel. (e.g. City land that is to be under a long term lease, with the successful respondent/lessee obligated to fulfill certain requirements prior to acquiring total control of the site).

Standard: A requirement of the Zoning Code to govern development, including for example, standards for setbacks, parking requirements, lot depth and width, floor area ratio.

Story, Half: Finished attics with a knee wall maximum height of three feet and a finished floor to finished ceiling maximum height of nine feet.

10-80.20.200 Definitions, "T."

Traffic Impact Analysis: A study prepared by a licensed professional traffic engineer or civil engineer in connection with a specific proposed land use application that forecasts and assesses the impacts of a proposed development on the existing and future multi-modal transportation

network. The study must recommend mitigation measures for anticipated impacts to public streets and thoroughfares.

Traffic Impact Statement: A smaller version of a Traffic Impact Analysis that is **limited to a project's frontage and to the opening year of the development.**

Tract: A lot within a subdivision reserved or set aside for division or special use.

10-80.20.210 Definitions, "U."

Understory: Small trees and shrubs that may be either deciduous or evergreen and that grow under taller trees (See overstory trees). Understory trees are usually no more than 10-12 feet in height and are therefore appropriate to be planted under overhead power lines. These trees add structure, texture, color and multi-season interest when used as a landscape element.

Urban Agriculture: The production of food within urban areas in for example vegetable gardens or orchards, for local food consumption.

Useable Outdoor Living Space: Any horizontal surface, including courtyards, deck areas, landscape areas, and balconies, which is usable by and accessible to the occupants of a dwelling unit or commercial use for outdoor recreational or service purposes, and does not include areas for driveways, loading or off-street parking.

10-80.20.220 Definitions, "V."

Vehicle: Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets or alleys, or other public ways.

Chapter 10-90: Maps

Division 10-90.40 Flagstaff Central ~~Business~~ District Map

The word "Business" is incorrect in this map title

~~Division 10-90.60: Street Classifications Map~~

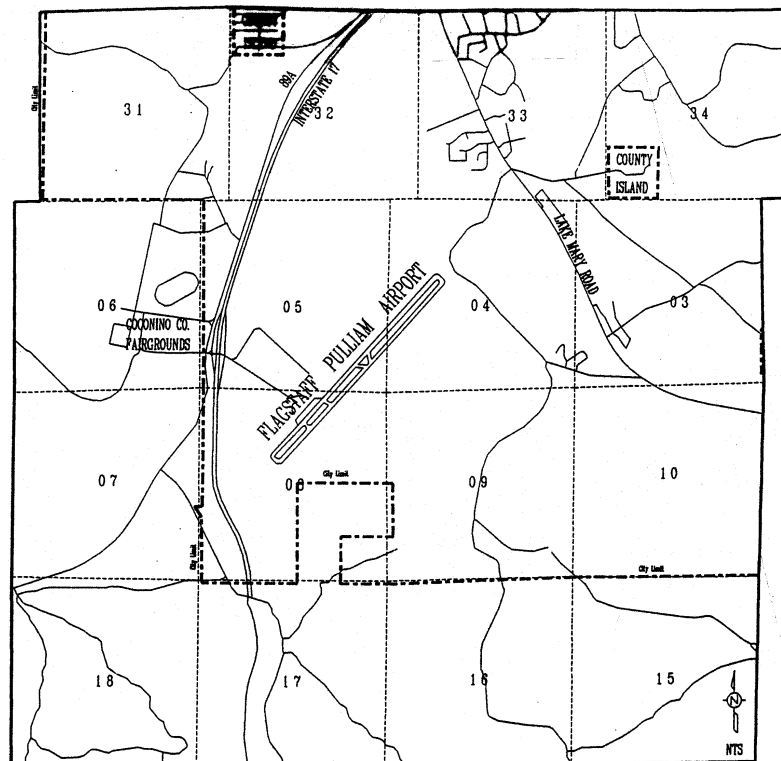
~~10-90.60.010—Reference~~

- ~~Page 90.60-1~~

~~This map can be found in the Regional Plan Map 10: Circulation—Regional Roadway Categorization Plan.~~

Staff recommends that this map be deleted from Chapter 10-90 Maps, and that instead reference should be made in the chapters of the Zoning Code that refer to this map (such as in the Sign Regulations, Division 10-50.100) to the Regional Roadway Categorization Plan in the General Plan.

Also, a new map needs to be inserted in Division 10-90.60, the Pulliam Airport Avigation Easement Map currently found in (Chapter 10-03 Use Regulations) on page 64 of the LDC. This map will be redrawn to make it consistent in style and appearance with the other new maps in the Zoning Code.



FLAGSTAFF PULLIAM AIRPORT AVIGATION SURFACE AREA



Division 10-90.80 Zoning Map

10-90.80.010 Purpose

The Zoning Map is not bound into this Zoning Code as it is subject to frequent amendment based on zoning map amendment approvals by the City Council. Copies of the Zoning Map may be viewed and purchased at Flagstaff City Hall, or the~~This~~ map may ~~can~~ be found on the City of Flagstaff webpage at <http://www.flagstaff.az.gov/> (direct link to be determined).

New text added for clarification.

Amendments to the Zoning Map

Listed below are suggested amendments to the draft zoning map to reflect Council approved Zoning Map amendments that were not updated on the draft Zoning Map, as well as some minor errors. These have been incorporated into a revised draft Zoning Map for presentation to the City Council.

All PLF parcels should be designated as **PLF/OS**.

Museum of Northern Arizona 111-01-001F; 111-01-005D; 111-01-006C and 111-02-006A – these four parcels should be designated as a **Landmark Overlay Zone**.

103-01-006A This parcel should be **ER** not RR as shown on the existing draft map

103-24-010G This parcel should be **HC** not RR as shown on the existing draft map.

105-03-049E This parcel should be **HC** not SC as shown on the existing draft map.

113-15-003M This parcel should be **CS** not PF as shown on the existing draft map.

107-08-002 This parcel should be **HC** not RR as shown on the existing draft map.

107-07-002D This parcel should be both **MR** (a tongue of land based on the Regional Plan Land Use Map) and **RR** for the remainder of the parcel.

The southwest portion of parcel 112-01-012A should be **HR** not RR as shown on the existing draft map.

The Planning and Zoning Commission supported the Open Space Commission's recommendations to change the zoning of certain City owned parcels as follows:

- 102-12-029L 20 acres of land now owned by the City near Thorpe Park is recommended to be rezoned to **PLF/OS** from RR.
- Buffalo Park City open space lands on McMillan Mesa is recommended to be rezoned to **PLF/OS** from PF.

Appendix 1.1 Design Guidelines

Section 1.1.090 Lot and Building

- Page A1.1-16

Insert a new paragraph E. and amend the numbering of following paragraphs.

E. Flagstaff's multistory heritage homes have a pattern of having ground floors that are taller than the upper stories. The extra height in the ground floor allows for taller windows and more natural light to enter the buildings. In keeping with this pattern multi-story residential buildings should have ground floors that are taller than any individual upper floor. A minimum floor to ceiling height of 9 feet in all T3 and T4 transect zones is preferred.

Appendix 5: Implementation of Flagstaff Fire Department Firewise Process

Add appropriate reference materials to this Appendix. Check final titles with Paul Summerfelt.

Resources:

1. City-wide Forest Stewardship Plan (available at www.flagstaffaz.gov/wildlandfire)
2. Greater Flagstaff Community Wildfire Protection Plan (available at www.gffp.org)

Appendix 6: How the Zoning Code Implements the General Plan

- Reformat the tables so that text is not duplicated from the bottom of one page to the top of the next page, or in some instances, text is missing from the bottom of a page.
- Amend the policy statement below as follows:

Policy OSPRI.5—Protect “Neighborhoods”

- ~~Not applicable, a County jurisdiction responsibility.~~
Facilitated by Division 10-30.80 (Traditional Neighborhood Community Plans) and the Cluster and Planned Residential Development options established in Division 10-40.60 (Specific to Uses).

Correction offered by interested residents.

[Individual 2]